

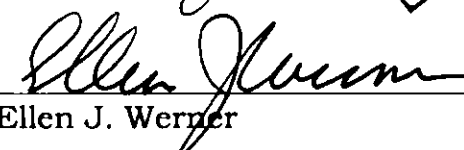
QUITCLAIM DEED WITH COVENANT

ELLEN J. WERNER, having a mailing address of 420 West End Ave., Apt. 7C, New York, New York, 10024, for consideration paid, GRANTS to 40 MAIN STREET, LLC, a Maine limited liability company, having a mailing address of P.O. Box 1354, Blue Hill, Maine 04614, as JOINT TENANTS, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the improvements thereon, situated in Blue Hill, Hancock County, Maine, bounded and described as follows:

Beginning at the intersection of the Northerly line of Main Street with the Westerly side of Mill Street, thence with the Northerly side of Main Street to the line of the property of Louis Levey (formerly Alice Dunn and now Geoffrey A. Anthony, Book 2233, Page 43; Book 2208, Page 22; Book 1816, Page 1), thence with the line of said Levey in a Northerly direction to the property of Karen H. Werth (now George Stevens Academy, Book 4860, Page 46), thence with said Werth line to corner of Werth, Merrill (now other land of George Stevens Academy, Book 4944, Page 114) and Humphrey (William Humphrey being a former owner of the premises conveyed herein), thence with the Merrill line to Mill Street, thence with Mill Street to the point of beginning, together with all buildings and improvements thereon and all rights and appurtenances thereunto belonging or in any wise appertaining.

MEANING AND INTENDING TO CONVEY and hereby conveying all and the same premises described in a deed from Ellen N. Anthony to Ellen J. Werner, dated October 21, 2014, recorded at the Hancock County, Maine, Registry of Deeds in Book 6310, Page 120.

WITNESS my hand and seal this 28 day of June, 2017.


Ellen J. Werner

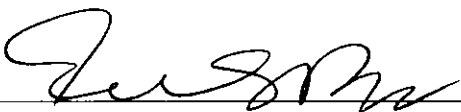
MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE
HANCOCK, SS

June 28, 2017

Then personally appeared the above named ELLEN J. WERNER and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public

Print name of Notary

Ellen S. Best, Notary Public
State of Maine
My Commission Expires 5/8/2021

My commission expires: