

**QUITCLAIM DEED WITH COVENANT**

DLN: 1002340241323

KNOW ALL MEN BY THESE PRESENTS, that MIDDLEFORK, LLC, a Delaware limited liability company registered to do business in the State of Maine with a mailing address of P.O. Box 59, Hancock, Maine 04640, for consideration paid, GRANTS to MAINE COAST SMOKEHOUSE, LLC, a Maine limited liability company with a mailing address of 30 Guzzle Road, Gouldsboro, Maine 04607, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Town of Hancock, Hancock County, Maine, bounded and described in a deed from Joel Frantzman to Middlefork, LLC dated May 27, 2020, and recorded in the Hancock County, Maine, Registry of Deeds in Book 7025, Page 659, in which the said premises are described as follows:

"A lot of land located on the southwesterly side of Route One in the town of Hancock, county of Hancock, state of Maine, said lot comprised of a portion of Lot 2 described in a deed of Nicole L. Purslow recorded in Bk. 1699, Pg. 661 and a portion of the premises described in another deed of Nicole L. Purslow recorded in Bk. 1397, Pg. 438, the lot being conveyed more particularly bounded and described as follows:

Beginning at a #5, capped, iron re-bar set on the southwesterly side of said Route One;

Thence, by a line of division through said Lot 2, N 25° 52' 07" E, 34.57' to a point in the centerline of the traveled way of said Route One;

Thence S 46° 49' 00" E, 310.48', along said centerline, to a point;

Thence by a line of division through said premises described in Bk. 1397, Pg. 438, S 35° 03' 53" W, 31.53' to a #5, capped, iron re-bar set;

Thence continuing by a line of division through said premises described in Bk. 1397, Pg. 438 and through said Lot 2, S 35° 03' 53" W, 315.55' to a #5, capped, iron re-bar set;

Thence continuing by a line of division through said Lot 2, N 55° 17' 54" W, 205.26' to a #5, capped, iron re-bar set on the southeasterly bound of another lot of land of said Purslow described in a deed recorded in Bk. 1187, Pg. 424;

Thence N 13° 58' 40" E. 185.00', along said southeasterly bound, to an iron bolt found at an easterly corner thereof;

Thence by a line of division through said Lot 2, N 25° 52' 07" E, 187.91' to the re-bar referenced at the point of beginning;

Containing 2.25 acres±, 2.01 acres± of which are located southwesterly of the southwesterly sideline of said Route One, said sideline being 33 feet± southwesterly of the described centerline;

Subject to the rights of the public to that portion of the Route One right of way located within the above described lot;

Orientation referenced to Magnetic North as observed in 1987."

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS, Middlefork, LLC has caused this instrument to be signed and sealed by Joel I. Frantzman, its Sole Member thereunto duly authorized, this 7 day of July, 2023.

MIDDLEFORK, LLC

By: Joel I. Frantzman  
Its: Sole Member

State of Maine  
County of Hancock

July 7, 2023

Then personally appeared the above named JOEL I. FRANTZMAN and acknowledged the foregoing instrument to be his free act and deed in his aforesaid capacity.

Before me,

Notary Public/Attorney at Law

