

MORTGAGEE'S QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that **TD BANK, N.A.**, a federal banking corporation with a mailing address of PO Box 9540, Portland ME 04112-9540, for consideration paid, does hereby sell, grant, convey and forever release to **TURNTABLE INVESTMENT PARTNERS, LLC** with a mailing address of 42 Mills Road, Hancock, Maine 04640, a certain lot or parcel of land, with all improvements and buildings thereon, situated at or about 292 South Street, in the Town of Blue Hill, County of Hancock, State of Maine, and being more particularly bounded and described as follows:

Beginning at an iron rod on the easterly side line of said South Street on the northerly line of land of the grantor herein; thence North $89^{\circ} 57'$ East by and along said northerly line one and seven tenths (1.7) feet to a granite monument; thence continuing the same course (N $89^{\circ} 57'$ E) by and along a stone wall marking said northerly line two hundred eighty-one and sixty-five hundredths (281.65) feet to a granite monument; thence South $70^{\circ} 21'$ East and along said stone wall eighty-two and two tenths (82.2) feet to a bolt; thence South $25^{\circ} 43'$ East four hundred fifteen and two tenths (415.2) feet to a bolt; thence South $64^{\circ} 17'$ West three hundred (300) feet to a spike set in a boulder on the easterly side line of said South Street; thence North $25^{\circ} 43'$ West by and along said side line three hundred and seven tenths (300.7) feet to a granite monument at Station 160+85.97 according to a plan prepared by the Maine State Highway Commission and recorded in the Hancock County Registry of Deeds in Plan Book 10, Page 132; thence northwesterly by and along said side line by a curve to the left, in accordance with said plan, two hundred ninety-nine and three tenths (299.3) feet to the point of beginning and containing three and five tenths (3.5) acres, more or less.

Excepting and reserving and not hereby conveying so much of the above described lot or parcel of land as described in the Notice of Taking with the easements taken by the State of Maine, said Notice being dated January 23, 1963 and recorded in Book 926, Page 84 of said Registry.

Also excepting from the above-described premises that portion conveyed by Anna H. Piper and Blue Hill Memorial Hospital Foundation by deed dated October 26, 2000, recorded at the Hancock County, Maine, Registry of Deeds in Book 2985, Page 315.

Being the same premises described in a Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from Gillins Realty to TD Bank, N.A. dated November 20, 2020 and recorded in the Hancock County Registry of Deeds at Book 7074, Page 929.

A public sale was scheduled for and held on March 5, 2026. Grantor has given proper notice of public sale as evidenced by the Affidavit of Publication recorded or to be recorded, and Grantee having complied with all terms of sale, Grantee is given this deed for the price bid and duly credited.

IN WITNESS WHEREOF, the said TD BANK, N.A. has caused this instrument to be executed by Max Dube, its Vice President, this 16 day of April, 2026.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

TD BANK, N.A.

Harriet M Pasquine
WITNESS

Max Dube
By: Max Dube, its Vice-President

STATE OF MAINE
CUMBERLAND, ss.

April 14, 2026

Then personally appeared the above-named Max Dube, in his capacity as vice-president and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said TD Bank, N.A.

Before me,

Amy Pond
NOTARY PUBLIC, STATE OF MAINE

Printed name: Amy Pond

My commission expires: _____

