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WARRANTY DEED

DLN: 24144501

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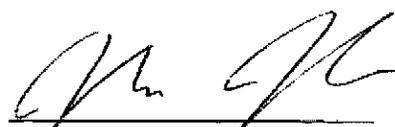
DEFRANCO PROPERTIES, LLC, a Maine limited liability company with a principal place of business at 115 Franklin Street, Suite A Floor 4, Bangor, Maine 04401, for consideration paid, grants to **ROCK LOBSTER RADIO, LLC**, a Maine limited liability company with a principal place of business at 10 Ridge View Lane, Veazie, Maine 04401, with warranty covenants, the Unit known and designated as Suite A, being the Fourth Floor in the building known as 115 Franklin Street, situated in the City of Bangor, County of Penobscot, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

Meaning and intending to convey, and hereby conveying, the same premises as conveyed by deed from David W. Case and Deborah L. Case to Defranco Properties, LLC, by deed dated March 12, 2019, and recorded at the Penobscot County Registry of Deeds in Book 15104, Page 343.

IN WITNESS WHEREOF, DEFRANCO PROPERTIES, LLC has caused this instrument to be signed as an instrument under seal by Joseph DeFranco, its President and sole Member, hereunto duly authorized, this 31st day of January, 2025.



Witness

DEFRANCO PROPERTIES, LLC
By: 

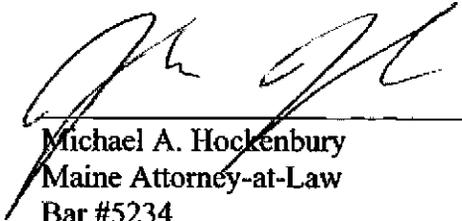
Joseph DeFranco
Its President and Sole Member
Hereunto Duly Authorized

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STATE OF MAINE O P Y
COUNTY OF PENOBSOT

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January 31, 2025

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Then personally appeared the above-named Joseph DeFranco, in his said capacity as President and Sole Member of DeFranco Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed, in said capacity.

Before me,



Michael A. Hockenbury
Maine Attorney-at-Law
Bar #5234

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2. Easements in favor of adjoining Units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the Unit now existing as a result of construction of the building, or which may come into existence hereafter as a result of the settling or shifting of the building, or as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the Association known as 115 Franklin Street Condominium.
3. An easement in favor of the other Units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the unit or elsewhere on the property and serving such other Units.
4. Exclusive rights in favor of the owner of any other Unit to use the limited common areas, if any, appurtenant to such other Unit.
5. The provisions of the Declaration and exhibits attached thereto, Bylaws and survey of the subject premises recorded and filed simultaneously with and as part of the Declaration of Condominium, as the same may be amended or modified from time to time by instrument recorded or filed in the Penobscot County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his or its successors, assigns, servants, invitees, as if those provisions were recited and stipulated at length herein.