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WARRANTY DEED

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Tong Lu of Brewer, Penabsaot County, Maine, for consideration paid, grants to Alice Shining Star Residential LLC a Maine limited liability company having a place of business in Brewer, Penobscot County, Maine, (whose mailing address is 17 School Street, Brewer, ME 04412) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from The Inhabitants of the Municipality of Mattawamkeag to the grantor herein, dated May 15, 2023, recorded in Penobscot Registry of Deeds, Book 16824, Page 182.

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

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 30	day of
William Debe	Tong&tr
STATE OF MAINE	
Penobecot, ss	

Then personally appeared the above named Tong Lu and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Justice of the Peace

Notary Public, State of Maine My Commission Expires:

July 31, 2029

File No.: 2023-1882

File No: 2023-1882

"Exhibit A"

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A certain lot or parcel of land, with the buildings and other improvements thereon, known as the Carl Troutt School, situated enthe westerly side of Route, Two in the Tewn of Mattawamkeag, County of Penobscot and State of Maine, bounded and described as follows:

Beginning on the west side of Route Two at the southeasterly corner of the land of Galen Gagnon as described in a deed recorded in Book 2175, Page 825 of the Penobscot County Registry of Deeds; thence SA25 07' 45" W along Route Two sixty-six and three tenths (66.3) feet: thence N 69° 53' 45" Walong land retained by the town three hundred (300) feet to an iron pin; thence S 24° 21' 30'CW along land retained by the town two hundred ninety-two and two tenths (292.2) feet to an iron pin and the land of V. Fitzherbert; thence N 65° 02' 45" W along the land of V. Fitzherbert two hundred seventy-seven and one tenths (277.1) feet; thence S 24° 57' 15" W along the land of V. Fitzherbert fifty (50.0) feet to an iron pin; thence N 65° 03' 00" W along the land of V. Fitzherbert one hundred thirty-two (132.0) feet to an iron pin; thence S 55° 58' 00" W along the land of V. Fitzherbert two hundred sixty-five and nine tenths (265.9) feet; thence N 41° 59' 00" W along the land of V. Fitzherbert four hundred fourteen and six tenths (414.6) feet to an iron pin; thence N 07° 52' 45" E along land retained by the town four hundred three and five tenths (403.5) feet to an iron pin and the land of Mattawamkeag Housing Corporation: thence S 69° 56' 15" E along the land of the Housing Corp. four hundred twentyfive (425.0) feet; thence N 20° 03' 45" E along the land of the Housing Corp. two hundred twenty-five (225.0) feet; thence S 69° 56' 15" E along the land of the Housing Corp. two hundred twenty-five (225.0) feet; thence S 20° 03' 45" W along the land of the Housing Corp. two hundred twenty-five (225.0) feet; thence S 69° 50' 15" E along the lands of the Housing Corp. and Galen Gagnon six hundred ninety-seven (697.0) feet to the point of beginning.

Excepting the following from the above described premises:

A certain lot or parcel of land situate in Mattawamkeag, County of Penobscot, State of Maine, more particularly described as follows: Commencing at a point on the westerly sideline of Route 2 at the southeasterly corner of lands described in a deed from Regional School Unit No. 67 to the Inhabitants of the Town of Mattawamkeag recorded on September 29, 2009, in the Penobscot County Registry of Deeds (PCRD), Book 11930, Page 13; thence following the southerly line of lands of said Town of Mattawamkeag, North 70 degrees, 25 minutes West a distance of 300.00 feet to a corner, being the point of beginning of this description; thence though the lands of said Town of Mattawamkeag on an extension of the last referenced line, North 70 degrees, 25 minutes West a distance of 423 feet, more or less, to a point bearing North 34 degrees, 31 minutes, 50 seconds East from an iron rod set; thence though the lands of said Town of Mattawarnkeag, South 34 degrees, 31 minutes, 50 seconds West a distance of 9 feet, more or less, to an iron rod set; thence through the lands of said Town of Mattawamkeag, South 34 degrees, 31 minutes, 50 seconds West a distance of 271.90 feet to an iron rod set; thence though the lands of said Town of Mattawamkeag, South 41 degrees, 02 minutes, 50 seconds East a distance of 71.55 feet to a five-eighths inch diameter rebar found; thence following the northerly line of lands described in a deed from Herbert S. Libbey, Jr. and Marlene H. Libbey to the Mattawamkeag Church of God, dated January 4, 2005, and recorded in the PCRD, Book 9702, Page 99, South 65 degrees, 34 minutes East a distance of 132 feet, more or less, to a point; thence following the westerly line of lands of said Mattawamkeag Church of God, North 24 degrees, 25 minutes East a distance of 50 feet, more or less, to a point; thence following the

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northerly line of lands of said Mattawamkeag Church of God, South 65 degrees, 34 minutes East a distance of 277 feet, more or less, to a point; thence following the easterly line of lands of said Town of Mattawamkeag, North 23 degrees, 50 minutes East & distance of 292 feet, more or less, to the point of beginning.

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Bearings are oriented to Magnistic North according to a traverse performed by Plisga & Day Land Surveyors in March 2015.C I A L O F F I C I A L

O P Y C O P Y

Iron rods set are three-quarter-inch diameter rebars with plastic caps labeled, in part, "Plisga & Day".

Together with a certain right-of-way situated in the Town of Mattawamkeag, County of Penobscot and State of Maine, and more particularly described as follows:

Being the same right-of-way reserved by Grantor in its deed dated on or about September 29, 2009, and recorded in the Penobscot County Registry of Deeds in Book 11930, Page 13 and described therein as:

A fifty (50) foot right-of-way extending from the end of the public way referred to above in a westerly direction fifty (50) feet in width along the line of the Mattawamkeag Housing Corporation to the land of the Inhabitants of the Town of Mattawamkeag along the shore of the Penobscot River.

Said right of way is to be used in common with the Grantor, Grantee and their successors in interest.