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WARRANTY DEED

NOT
Tong Lu of Brewer, Penobscot 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 may, 2023.

WITNESS:

Juli Ann Debeck
Tong Lu

STATE OF MAINE
Penobscot, ss

May 30, 2023

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

Before me,

File No.: 2023-1882

Juli Ann Debeck
Notary Public/Justice of the Peace
Commission Expiration:
JULI-ANN DEBECK
Notary Public, State of Maine
My Commission Expires:
July 31, 2029



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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 a distance of 292 feet, more or less, to the point of beginning.

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Bearings are oriented to Magnetic North according to a traverse performed by Plisga & Day Land Surveyors in March 2015.

C 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.