

Receipt # 144957 KNOX SS: RECEIVED  
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ERECORDED  
Instr # 2023-8644  
ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

Real Estate Transfer Tax Paid

**QUITCLAIM DEED WITH COVENANT**

**DLN: 1002340255716**

KNOW ALL PERSONS BY THESE PRESENTS, that **PIK-QWIK, INC.**, a Maine business corporation having its principal offices located in Warren, Maine, grants to **ADVENTURE INVESTMENTS LLC**, a Maine limited liability company with a mailing address of 29 Commercial Street, Rockport, Maine 04856, *with quitclaim covenant*, a certain lot or parcel of land, together with any buildings thereon, situated in Rockland, in the County of Knox and State of Maine, being more particularly described in Exhibit A attached hereto.

IN WITNESS WHEREOF, Pik-Qwik, Inc. has caused this instrument to be signed by William S. Bird, its President, duly authorized, this 8<sup>th</sup> day of November, 2023.

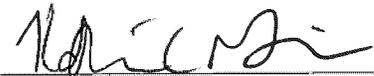
**PIK-QWIK, INC.**

  
By: William S. Bird  
Its: President, duly authorized

STATE OF MAINE  
COUNTY OF Knox

Date: November 8, 2023

Personally appeared, before me, the above-named William S. Bird, in his capacity as President of Pik-Qwik, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Pik-Qwik, Inc.

  
Notary Public/Attorney at Law  
Printed Name: Katherine C. Gibson  
My Commission Expires: w/a

**EXHIBIT A**  
**193 Park Street, Rockland, ME 04841**

The Land referred to herein below is situated in Rockland, County of Knox and State of Maine, and is described as follows:

Parcel One:

“A certain lot or parcel of land with the buildings thereon situated in Rockland in the County of Knox and State of Maine, bounded and described as follows:

BEGINNING at a point which is North 73° 21' West and one hundred forty-five (145) feet from an iron pipe marking the intersection of the westerly boundary line of Highland Avenue with the northerly boundary line of Park Street in said Rockland (which point of beginning is on the northerly side line of said Park Street); thence North 19° 30' East along line of land now or formerly of Snow Flake Canning Company two hundred five (205) feet, more or less, to a 5/8" rebar marking an angle in the line; thence making an exterior angle of 90° 49' and following an approximate course of South 71° 10' East still along line of land of said Snow Flake Canning Company one hundred sixty-six and four tenths (166.4) feet, more or less, to a 5/8" rebar on the westerly side line of said Highland Avenue; thence North 25° 39' East along the westerly side line of said Highland Avenue one hundred (100) feet to an iron rod at or near a large tree; thence North 71° 19' West along line of land now or formerly of land of the Church of Latter Day Saints as described in deed recorded in Knox County Registry of Deeds, Book 345, Page 275, one hundred ninety-nine and four tenths (199.4) feet to an iron rod; thence South 25° 34' West three hundred seven and nine hundredths (307.09) feet to an iron rod on the northerly side line of said Park Street; thence South 73° 21' East fifty-five (55) feet, more or less, along the northerly side line of said Park Street to stake and stones and place of beginning.

The above-described premises is a portion of the premises described in a deed of Dead River Inc. to William S. Bird recorded in Knox County Registry of Deeds, Book 538, Page 726.

The above-described premises is hereby conveyed subject to and together with such rights, obligations, easements and privileges or other appurtenances as may appear in a deed from Pik-Qwik, Inc. to Snow Flake Canning Company which deed is dated December 15, 1986 and recorded in the Knox County Registry of Deeds, Book 1144, Page 309.

The above-described premises is also hereby conveyed together with such rights and privileges with respect to parking and the conveyance of a triangular parcel of land and certain easements as may appear in agreement between this Grantor, said Pik-Qwik, Inc., William S. Bird, Fabric Bonanza, Inc., Joel Fishman and Barbara S. Fishman, which agreement is dated March 24, 1983 and recorded in the Knox County Registry of Deeds, Book 1144, Page 335.

For the within Grantor's source of title, reference may be had to a Warranty Deed from William S. Bird to Pik-Qwik, Inc. dated August 1, 1978, and recorded in the Knox County Registry of Deeds in Book 723, Page 100 and to a Warranty Deed from New England Industries, Inc. to Pik-Qwik, Inc. dated August 1, 1978, and recorded in the Knox County Registry of Deeds in Book 733, Page 8.

Parcel Two:

A tract or parcel of land located in Rockland, County of Knox and State of Maine, bounded and described as follows:

“BEGINNING at an iron rod situated at the approximate right-of-way line on the northerly side of Park Street and 200 feet westerly from the intersection of the northerly sideline of Park Street and the westerly sideline of Highland Street; thence North 25° 34' East, along said land of Pik-Qwik, Inc., 307.09 feet to an iron rod; thence North 71° 19' West along other land of Gerd P. Hasal, et al, 32.5 feet to an iron rod; thence South 19° 30' West along land of said Hasal, 304.90 feet to the point of beginning.

MEANING AND INTENDING to convey a triangular parcel of land, said parcel being a portion of the land conveyed by deed of WSB, Inc. to Gerd P. Hasal, et al, dated April 28, 1982 and recorded in the Knox County Registry of Deeds, Book 860, Page 150.

Also granting and conveying a right-of-way 25 feet in width adjoining the said premises and passing to U.S. Route #1, which right-of-way shall be used for the purposes in ingress, egress and parking.”

For the within Grantor's source of title, reference may be had to a Quitclaim Deed Without Covenant from Joel Fishman and Barbara S. Fishman to Pik-Qwik, Inc. dated October 16, 1990 and recorded in the Knox County Registry of Deeds in Book 1458, Page 86.