

Receipt # 205363		Bk 5623	PG 476
ERECORD		07/22/2021 01:48:31 PM	
Instr # 11722		Pages 2	
Cherri L Crockett Register of Deeds		DEED	
		OXFORD COUNTY	

DLN: 1002140154317 QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that **HERITAGE HUDSON HOLDINGS MAINE LLC**, a Maine limited liability company, with a mailing address of 99 South Lake, Albany, New York 12206, for consideration paid, grant to **KENHILL LLC**, a Maine limited liability company, with a mailing address of 824 Roosevelt Trail, #143, Windham, Maine 04062, with Quitclaim Covenants, the real property situated in the Town of Porter, County of Oxford and State of Maine, described as follows:

SEE EXHIBIT A HERETO ATTACHED

The current property address is 568 Kennard Hill Road, Porter (Portion of Tax Map R10, Lot 24)

Being a portion of the premises conveyed to Heritage Hudson Holdings Maine, LLC by Judicial Deed of the Internal Revenue Service, U.S. Department of the Treasury, dated January 14, 2021, and recorded in the Oxford County Registry of Deeds at Book 5606, Page 441.

Signed, sealed, witnessed and delivered this 15 day of JULY, 2021.

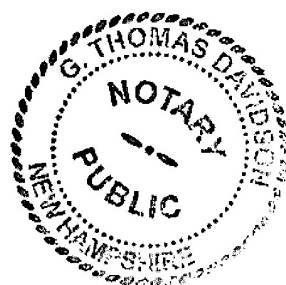
HERITAGE HUDSON HOLDINGS MAINE LLC

Lyich West
WITNESS

John Mantynen
John Mantynen, Member

CARROLL, ss. STATE OF ~~MAINE~~ NEW HAMPSHIRE JULY 15, 2021

Then personally appeared the above-named John Mantynen, as Member of Heritage Hudson Holdings Maine LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.



Before me,
G. Thomas Davidson
Notary Public
Print Name:
Commission Expires:

G. Thomas Davidson
Notary Public, New Hampshire
My Commission Expires February 6, 2024

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EXHIBIT A

Portion of Porter Tax Map R10 / Lot 24

A certain parcel of land located on the westerly side of Kennard Hill Road, so called, in the Town of Porter, County of Oxford and State of Maine, bounded and described as follows to wit:

Beginning at a 1½" iron pipe marking the southwest corner of Map R10, Lot 19, owned now or formerly by Heritage Hudson Holdings Maine LLC as described in Deed Book 5606, Page 441;

Thence North 17° 24' East along the westerly side of said Lot 19 and a stone wall, a distance of 335 feet to a 1½" iron pipe in said wall;

Thence South 75° 01' East along the northerly side of said Lot 19, a distance of 555' to a 1 ½" iron pipe on the westerly sideline of the said Kennard Hill Road;

Thence North 19° 40' East along the westerly sideline of said Kennard Hill Road, a distance of 444', more or less, to a 1 ½" iron pipe marking the southeasterly corner of Lot 23G as shown on said Tax Map R10;

Thence North 78° 20' West along Lot 23G, and along the northerly sideline of a fifty foot (50') wide proposed right-of-way, a distance of 650 feet to a point;

Thence North 28° 23' East along the westerly side of Lot 23G, a distance of 198 feet to a wall corner;

Thence turning and running along remaining land of the Grantor North 79° 51' West, a distance of 2,860 feet, more or less, to a survey disc stamped "33" in the ledge marking the state boundaries between New Hampshire and Maine;

Thence South 0° 40' East along the border between the State of Maine and the State of New Hampshire, a distance of 1,358 feet, more or less, to the northerly sideline of the Foss Mountain Road (aka White Road), so called;

Thence easterly following the northerly sideline of said Foss Mountain Road, a distance of 2,753 feet, more or less to the point of beginning, containing 88 Acres, more or less.

BEING a portion of Tax Map R10 Lot 24 as conveyed to Heritage Hudson Holdings Maine LLC as described in Deed Book 5606, Page 441.

THE GRANTOR EXPRESSLY RESERVES to himself, his heirs and assigns a fifty-foot (50') wide right-of-way to allow ingress and egress and installation of utilities within said right-of-way along the southerly boundary of Lot 23G and extending north to the division line.