



OPR BK 12217 PGS 21 - 24 02/01/2016 11:09:25 AM
INSTR # 2016002043 # OF PAGES 4
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

QUITCLAIM DEED WITH COVENANT

COLE REALTY, a Maine corporation with a principal place of business at Bangor, Penobscot County, Maine, for consideration paid, grants to SIDNEY, LLC, a Maine limited liability company with a place of business at Winthrop, Kennebec County, Maine, with Quitclaim Covenant, the land, together with the buildings and improvements thereon, in Sidney, Kennebec County, State of Maine, described as follows:

A certain lot or parcel of land located on the generally southwesterly side of Lyons Road in the Town of Sidney, Maine, and shown as a 5.0 acre lot on a survey plan entitled, "Land to be retained by Coles Express, Inc., a subsidiary of Roadway Services, Inc., Lyons Road, Sidney, Maine, Kennebec County, June 16, 1992," by A.E. Sturgeon and Company (recorded in Kennebec County Registry of Deeds in Plan Book 1992, Page 81) and being more particularly described as follows:

Beginning at an existing iron pin marking the southwesterly corner of a parcel of land conveyed to Coles Express by the State of Maine by a deed recorded in Volume 2556, Page 133, in the Kennebec County Registry of Deeds;

Thence South fifty-three degrees fifty-nine minutes forty-five seconds East (S 53° 59' 45" E) two hundred ninety-seven and fifty-eight hundredths (297.58) feet to the TRUE POINT OF BEGINNING for the herein described parcel of land;

Thence North thirty-five degrees thirty-eight minutes ten second East (N 35°38' 10" E) three hundred sixty-eight and sixty-eight hundredths (368.68) feet along the easterly boundary line of said parcel of land conveyed to Coles Express by the State of Maine to an iron pin set;

Thence South fifty-eight degrees twenty-seven minutes zero seconds East (S 58° 27' 00" E) seventy-one and twenty-three hundredths (71.23) feet to an iron pin set;

Thence North thirty-one degrees forty-one minutes thirty seconds East (N 31° 41' 30" E) fifty-seven and fifty-four hundredths (57.54) feet to an iron pin set;

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④ Lake & Denison

Thence South seventy-three degrees thirty-one minutes forty seconds East (S 73° 31' 40" E) fifty-one and eighty-two hundredths (51.82) feet to an iron pin set;

Thence South thirty-one degrees forty-one minutes thirty seconds West (S 31° 41' 30" W) seventy-one and two hundredths (71.02) feet to an iron pin set;

Thence South fifty-eight degrees twenty-seven minutes zero seconds East (S 58° 27' 00" E) four hundred twenty-three and seventy-seven hundredths (423.77) feet to an iron pin set;

Thence South thirty-five degrees forty-two minutes thirty seconds West (S 35° 42' 30" W) three hundred ninety-two and twenty-eight hundredths (392.28) feet to an iron pin set;

Thence North fifty-nine degrees seven minutes thirty seconds West (N 59° 07' 30" W) five hundred forty-five (545.00) feet to an iron pin set;

Thence North thirty-five degrees thirty-eight minutes ten seconds East (N 35° 38' 10" E) thirty (30.00) feet to the TRUE POINT OF BEGINNING.

Being the same premises described in the deed from Viking Freight, Inc., successor by merger to Coles Express, Inc., to Cole Realty, dated June 24, 1997, recorded in Kennebec County Registry of Deeds in Book 5415, Page 64.

EXCEPTING AND RESERVING to Cole Realty, its successors and assigns, an easement for all purposes of a way, including, but not limited to, access to other land of Cole Realty and installation and maintenance of utility services, on, under, and across the property labeled as "easement reserved by Cole Properties, Inc." as shown on the above-referenced plan for Coles Express, Inc., a subsidiary of Roadway Services, Inc., by A. E. Sturgeon and Company, dated June 16, 1992, recorded in Kennebec County Registry of Deeds in Plan Book 1992, Page 81.

ALSO CONVEYING as appurtenant to the above-described premises a non-exclusive easement for purposes of installation of signage, landscaping, and utilities on the parcel of land directly abutting the above-described premises and located between the northeasterly line of said premises and the southerly sideline of the Lyons Road and more particularly described in Exhibit A attached hereto. Cole Realty, its successors and assigns, reserves the right to remove and relocate any trees, shrubbery, signs, utilities, or other fixtures that may be installed within the easement area.

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This conveyance is made subject to and with the benefit of the Lease from Cole Realty to Con-Way Central Express, dated October 21, 1999, as amended.

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For source of title, reference is also made to the deed from Cole's Express to Cole Properties, dated January 11, 1980, recorded in Kennebec County Registry of Deeds in Book 2268, Page

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196. Cole Properties merged into Coles Express, a Maine corporation, pursuant to Articles of Merger filed with the Department of the Secretary of State of Maine on December 23, 1987. A change of legal name from Coles Express to Cole Enterprises was filed with the Secretary of State on December 23, 1987. Cole Enterprises was merged into Coles Express, Inc., a Delaware corporation, by Articles of Merger filed with the Secretary of State on June 24, 1992.

Grantee's mailing address is 19 Longfellow Lane, Winthrop, ME 04364.

IN WITNESS WHEREOF, COLE REALTY has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Garret E. Cole, its President, hereunto duly authorized, this 26th day of January, 2016.

WITNESS:

COLE REALTY

Marsha E Cole

By: Garret E Cole

Garret E. Cole
Its President
Hereunto Duly Authorized

STATE OF FLORIDA
FL Palm Beach COUNTY

Jan. 26th, 2016

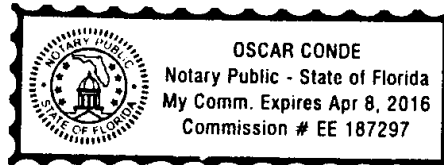
Then personally appeared the above-named Garret E. Cole and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Signature]

Notary Public

Type or Print Name of Notary: Oscar Conde.
My Commission Expires: April 8th 2016



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Exhibit A

Description of Easement Area

Beginning at an iron rod located on the easterly side of the existing driveway leading from the Lyons Road to the premises described herein, said iron rod being located in the southerly sideline of land now or formerly of the State of Maine and as shown on a Plan entitled "Land and Improvements to be Retained by Coles Express, Inc.," prepared by A.E. Sturgeon & Company, John B. Cahoon, RLS, dated June 16, 1992 and recorded in Kennebec County Registry of Deeds in Plan Book 1992, Page 81 (the "Plan");

Thence S 31° 41' 30" W, a distance of 71.02 feet to an iron rod set in the northeasterly sideline of the premises described herein;

Thence S 58° 27' 00" E, a distance of 105 feet along said northeasterly sideline to a point;

Thence N 31° 41' 30" E, a distance of 100 feet, more or less, to the southerly side of the right-of-way of the Lyons Road;

Thence Northwesterly along said Lyons Road right-of-way a distance of 50 feet, more or less, to the easterly corner of land now or formerly of the State of Maine;

Thence turning southwesterly and then northwesterly and following the boundary of land now or formerly of the State of Maine to the point of beginning.

Meaning and intending to describe an area of land containing approximately .25 acres. All bearings and distances are based on the above-referenced Plan. No new survey work was conducted in compiling this easement area description.

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