

QUITCLAIM DEED WITH COVENANT

I, **LISA FLORES FAGIN**, of Richmond, County of Fort Bend and State of Texas, by gift, grant to **FAGIN FOOD VENTURES, LLC**, a Maine Limited Liability Company, with a principal place of business in Liberty, County of Waldo, and State of Maine, with a mailing address of 205 West Main Street, Liberty, Maine 04949, with Quitclaim Covenants, a certain lot or parcel of land, together with any buildings thereon, situated in **LIBERTY**, County of Waldo, and State of Maine, bounded and described as follows, to wit:

"Beginning at a point marked by an iron rod driven into the ground in the southerly boundary of the road leading from Liberty to Augusta commonly known and designated as Route #3 which iron rod is situated approximately 52.08 feet easterly of a state highway right of way monument located at Station #131 as delineated upon a right of way map of the Maine State Highway Commission captioned "STATE HIGHWAY '215' Liberty-Montville, Waldo County Federal Aid Secondary Project S-0215(5)" measured by and along the southerly bound of said highway; thence on a course of South 0° 06' 03" West, 231.56 feet to an iron rod set in the ground; thence continuing on a course of South 8° 53' 57" East, 291.18 feet to an iron rod driven into the ground in the northeasterly bound of the road leading from Liberty to Montville commonly known and designated as Route #220, which said land as above described is further depicted upon a plan of land captioned "Standard Boundary Survey of Property of Evelyn Edgecomb" recorded in the Waldo County Registry of Deeds in Plan Drawer 16, Page 19; thence northwesterly along the northeasterly bound of Route #220 and thence by a curvature of said road to the right, being a northerly direction to the intersection with the generally southerly bound of Route #3, so-called, being that road running from Belfast to Augusta; thence easterly along southerly bound of Route #3 to the point of beginning.

The easterly boundary of the above described premises is defined by a boundary line agreement in the form of quitclaim deeds between Evelyn Edgecomb and Leon Boynton dated March 5, 1991 and recorded in the said Registry of Deeds in Book 1208, Page 272 and Book 1208, Page 273. The bearings and distances in that description are based upon a survey plan entitled "Evelyn Edgecomb" by Good Deeds, Professional Land Surveyors of Belfast, Maine, dated October, 1990, and recorded in the said Registry of Deeds in Plan Drawer 16, Page 19. The highways referred to in said description are detailed in a highway plan recorded in the said Registry of Deeds in Plan Drawer 3, Page 72."

MEANING AND INTENDING to convey and hereby conveying the same premises described in a Warranty Deed from Steven A. Haver, a/k/a Steve Haver, to Lisa Flores Fagin, dated November 1, 2016, and recorded November 3, 2016, in the Waldo County Registry of Deeds in Book 4115, Page 15.

WITNESS my hand and seal this 22nd day of February, 2017.

NO TRANSFER TAX PAID

DS
MGP

DS
LF

SIGNED, SEALED and DELIVERED
in presence of

Jennifer L. Fowler
Witness

Lisa Flores Fagin
Lisa Flores Fagin

STATE OF ~~TEXAS~~ MAINE
COUNTY OF WALDO, SS.

February 22, 2017

Personally appeared the above named Lisa Flores Fagin and acknowledged the foregoing instrument to be her free act and deed.

Before me, Jennifer L. Fowler
Notary Public/Maine Attorney-at-Law
Print/type name: JENNIFER L. FOWLER
Commission expires: Notary Public - Maine
My Commission Expires
November 29, 2023



DS
MGP

DS
LF

WALDO SS: RECEIVED
Feb 23, 2017
at 02:59P
ATTEST: Stacy L. Grant
REGISTER OF DEEDS

Doc# 1427
Bk: 4146 Pg: 8