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QUITCLAIM DEED WITH COVENANTS
TOLN P 2169476

GENERAL INTERESTS, LLC, a Maine limited liability company with a principal place of business at 198 Broadway, Bangor, Maine 04401, for consideration paid, grants to **JAM REAL ESTATE HOLDINGS, LLC**, a Maine limited liability company with a principal place of business at 466 State Street, Bangor, Maine 04401, with Quitclaim Covenant, the land, together with any buildings and improvements thereon, in Bangor, Penobscot County, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

For grantor's source of title, reference may be had to a deed from Robin Gagner, Trustee of 72-74 Third Street Realty Trust to General Interests, LLC dated September 29, 2017 and recorded in Book 14624, Page 84 of the Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, GENERAL INTERESTS, LLC has caused this instrument to be signed as an instrument under seal by Steven M. Farren, its Manager hereunto duly authorized, this 8 day of

November, 2024.

December
[Signature]
Witness

GENERAL INTERESTS, LLC
By: [Signature]
Steven M. Farren
Its Manager
Hereunto Duly Authorized

December
November 6, 2024

STATE OF MAINE
COUNTY OF PENOBSCOT

Then personally appeared the above-named Steven M. Farren and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of GENERAL INTERESTS, LLC.

Before me,

[Signature]
Notary Public/Maine Attorney-at-law
Type or Print Notary Name: Lefine
My Commission Expires: Life/ine
Michael H. Griffin

A-19107-A

MICHAEL H. GRIFFIN
MAINE ATTORNEY AT LAW

N O T
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O F F I C I A L
C O P Exhibit A

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Certain real estate located in Bangor, County of Penobscot, State of Maine, bounded and described as follows:

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Lot One: A certain lot of land with the buildings thereon, situate in Bangor, Penobscot County, Maine, on the southeasterly side of Third Street, being a part of lot numbered eighteen (18) on Z. Bradley's Plan and bounded and described as follows:

Beginning at a point on the southeasterly side of Third Street where a line extended northwesterly through and along the center of the partition wall between the two brick dwelling houses standing on said lot numbered eighteen would intersect said southeasterly side of Third Street; thence from said point southeasterly passing through and along the center of said partition wall one hundred twenty-eight and one tenth (128.1) feet, more or less, to an iron rod; thence southwesterly thirty and four tenths (30.4) feet, more or less, to an iron rod in the line of the premises formerly owned and occupied by Catherine H. Leeman; thence northwesterly by and along said Leeman line one hundred twenty-seven and sixty-two hundredths (127.62) feet, more or less, to an iron rod in the southeasterly side of Third Street; thence northeasterly thirty and eighty-six hundredths (30.86) feet, more or less, to the point begun at.

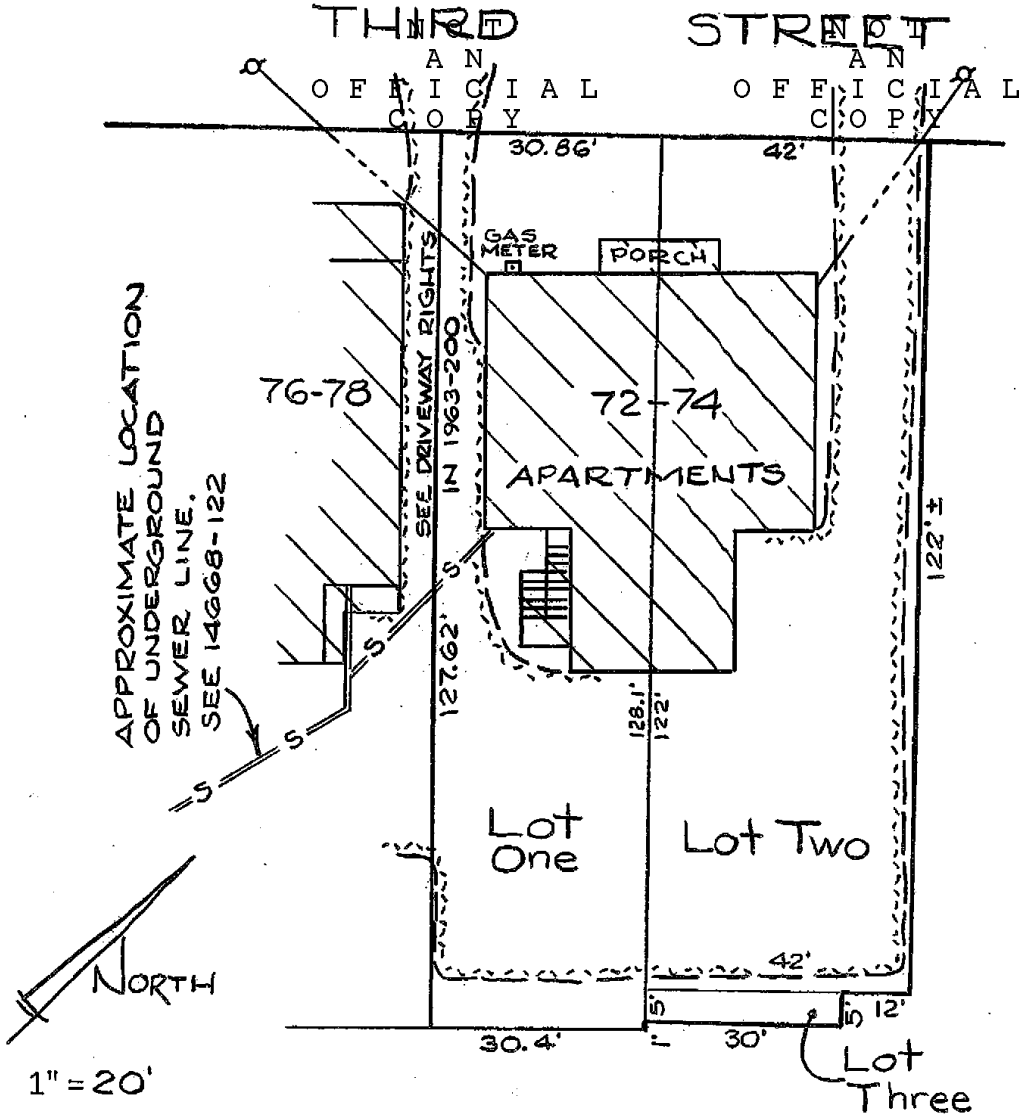
Lot Two: Beginning in the line of said Third Street at a point directly in front of the middle of the partition wall between the two tenements of the brick block of tenements erected on lot numbered eighteen (18) Z. Bradley's Plan of Davenport land; thence southeasterly by and along the thread of said partition wall and in the same direction one hundred twenty-two (122) feet, more or less, to the rear line of said lot; thence northeasterly in said rear line of lot numbered nineteen (19) forty-two (42) feet; thence northwesterly parallel with the first line above described, namely, parallel to the line along the thread of said partition wall, to Third Street; thence southwesterly by the line of Third Street forty-two (42) feet to the point of beginning.

Lot Three: Beginning at the northerly corner of a lot of land conveyed to Matilda J. Dudley, et al by James F. Gerrity by deed dated February 16, 1903, recorded in Penobscot County Registry of Deeds, Book 724, Page 421, referred to, said point of beginning being on the line that divided said above parcel of land herein conveyed from Dudley's land and said point of beginning being also on the line that divides the Third Street lots from the Plum Street lots, as per plan of Z. Bradley, extended by William Coombs, and recorded in said Registry, Plan Book No. 2, pages 33 and 34, referred to; thence in a northeasterly direction on the said line that divides the Third Street lots from the Plum Street lots, as per said plan, thirty (30) feet, more or less, to line of land conveyed by said Gerrity to Michael Casey by deed dated April 28, 1903, recorded in said Registry, Book 734, Page 497, referred to; thence in a southeasterly direction on said Casey's land five (5) feet to a point; thence in a southwesterly direction and parallel with said dividing line between the Third Street lots and Plum Street lots, thirty (30) feet, more or less, to the easterly corner of said land so conveyed to Dudley, et al by said Gerrity; thence in a northwesterly direction on said Dudley's land five (5) feet to the point of beginning.

Including all rights and benefits (not subject to any restrictions) in the easement appurtenant described in Volume 1963, Page 200 of the Penobscot Registry of Deeds. See appended sketch referencing the easement appurtenant recorded in Volume 1963, Page 200.

NOT
AN
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COPY

NOT
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OFFICIAL
COPY



LEGEND:

- PIN, ROD, BOLT, PIPE OR REBAR
- GRANITE, STONE MONUMENT
- WOOD POST
- ⊕ UTILITY POLE
- ⊕ WELL
- ▨ BUILDING
- ▨ DRIVEWAY, PARKING AREA
- OVERHEAD UTILITY WIRES
- STONE WALL
- WIRE FENCE, CHAIN LINK FENCE
- WOOD, PLASTIC FENCE

THIS IS NOT A BOUNDARY SURVEY, SEE PAGE 1

NOTE:
PREMISES SERVICED
BY PUBLIC SEWER
& WATER SYSTEMS.