

Receipt # 163173 WALDO SS. RECEIVED
VOL 4765 PG 35
 ERECORDED 02/09/2022 08:38:40 AM
 3 Pages
 Instr # 2022-1207
 ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

QUITCLAIM DEED WITH COVENANT

Real Estate Transfer Tax Paid

248 NORTHPORT, LLC, a Maine limited liability company, having an address of c/o City North Development, LLC, 76 Merrimack Street, Suite 19, Haverhill, MA 01830, grants to **ANDORRA VENTURES, LLC**, a Delaware limited liability company, having a mailing address of 11849 Hidden Brook Blvd, Sandy, UT 84092, with QUITCLAIM COVENANT, a certain parcel of land, together with the improvements thereon, located in Belfast, County of Waldo and State of Maine being further described as follows:

BEGINNING at a five-eighths inch iron rod set in the remains of a stone wall on the easterly side of Northport Avenue (Route 1) at the southwest corner of land now or formerly of John Holmes (Book 1361, Page 55); thence South 82 degrees 56 minutes 13 seconds East seven hundred twenty-two and nineteen hundredths (722.19) feet to a five-eighths inch iron rod found; thence continuing on the same course (South 82 degrees 56 minutes 13 seconds East) four and fifty-eight hundredths (4.58) feet a point; thence South 4 degrees 1 minute 22 seconds East by land of Robert Joseph Ronan and Linda Elizabeth Cotton (Book 1197, Page 233) two hundred twenty-eight and eight hundredths (228.08) feet to a five-eighths inch iron rod; thence continuing on the same course (South 4 deg. 1 min. 22 sec. East) by land of Robert Joseph Ronan and Linda Elizabeth Ronan (Book 2466, Page 168) seventy-one and nineteen hundredths (71.19) feet to a granite monument; thence continuing on the same course (South 4 deg. 1 min. 22 sec. East) still by land of said Ronan one hundred sixty-one and thirty-five hundredths (161.35) feet, more or less, to a five-eighths inch iron rod set in line of land now or formerly of the Banks (Book 1474, Page 206); thence North 83 degrees 49 minutes 56 seconds West along a stonewall and land of said Banks and land of Spaulding (Book 1645, Page 206) and land now or formerly of Peter Brown (Book 1200, Page 60) five hundred forty and thirty-three hundredths (540.33) feet, more or less, to an axle found; thence North 4 degrees 34 minutes 26 seconds East along the land of Kenneth H. Kimball (Book 2184, Page 50) fifty (50) feet to five-eighths inch iron rod to be set; thence North 74 degrees 28 minutes 38 seconds West still by land of said Kimball one hundred eighty-six and fifteen hundredths (186.15) feet to a five-eighths inch iron rod to be set in the easterly line of Northport Avenue; thence North 4 degrees 34 minutes 26 seconds West along Northport Avenue one hundred four and forty-four hundredths (104.44) feet to a concrete highway monument found six inches below grade; thence North 4 degrees 1 minute 22 seconds West still by the easterly line of Northport Avenue two hundred five and ninety-seven

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hundredths (205.97) feet to a concrete highway monument; thence continuing on the same course (North 4 degrees 1 minute 22 seconds West) still by the easterly line of Northport Avenue eighty-one and twenty hundredths (81.20) feet, more or less, to place of beginning.

SUBJECT TO that highway slope easement granted by Anchorage Realty, Inc. to the State of Maine dated April 24, 1969 and recorded in the Waldo County Registry of Deeds at Book 674, Page 584 of the Waldo County Registry of Deeds.

SUBJECT TO pole rights of Central Maine Power Company and the right to maintain a water line as now established from Northport Avenue to the above-described premises as referenced in a deed to Moss Tent Works, Inc. recorded in said Registry of Deeds in Book 1764, Page 302, and which water line was initially referred to in Book 491, Page 59.

SUBJECT TO access and utility easements described in a deed from Moss Inc. to Robert J. Ronan and Linda Cotton, dated November 23, 1998 and recorded in Waldo County Registry of Deeds at Book 1846, Page 102, and a deed from this Grantor to Robert Joseph Ronan and Linda Ronan, dated August 15, 2003 and recorded in said Registry of Deeds at Book 2466, Page 168; BUT HEREBY CONVEYING the right to fix the locations of these easements and to record appropriate instruments describing their locations.

SUBJECT TO a utility easement described in a deed from Moss Inc. to John W. Holmes, dated February 3, 1999 and recorded in Waldo County Registry of Deeds at Book 1882, Page 256; BUT HEREBY CONVEYING the right to fix the location of this easements and to record an appropriate instrument describing its location.

The foregoing description was prepared from the Standard Boundary Survey prepared by Michael J. Cummons dated November 17, 1998 and revised September 8, 2003 recorded in Plan Book 19, Page 89 of the Waldo County Registry of Deeds.

Meaning and intending to convey the same premises described in a Warranty Deed from Moss Inc. to 248 Northport, LLC, dated September 30, 2003, and recorded in the Waldo County Registry of Deeds in Book 2500, Page 306.

IN WITNESS WHEREOF, 248 NORTHPORT, LLC has caused this instrument to be executed this 16th day of December, 2021.

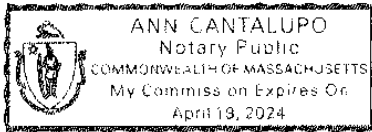
248 NORTHPORT, LLC
By: City North Development, LLC, its manager

By: [Signature]
Name: Robert G. Gordon
Title: Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Suffolk

December 16th, 2021

Personally appeared the above named Robert G. Gordon, in his capacity as Manager of City North Development, LLC, which is the Manager of 248 Northport, LLC, and acknowledged before me that the forgoing is his free act and deed in his said capacity and the free act and deed of City North Development, LLC and the free act and deed of 248 Northport, LLC.



[Signature]
Notary Public
Printed Name: Ann Cantalupo
Commission Expiration: April 19, 2024