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Deputy Register , Arlene Demo

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002440281943

E23 LLC, a Maine limited liability company, duly organized and existing, with its principal place of business located at 20 Oak Street, Oakland, Maine 04963, for consideration paid, GRANTS to **Variety Properties, LLC**, a Maine limited liability company, duly organized and existing, with its principal place of business located in Skowhegan, Maine with a mailing address of PO Box 32, Clinton, ME 04927, with Quitclaim Covenant, certain real estate located in Skowhegan, County of Somerset, State of Maine bounded and described as follows:

Beginning at a ¾ inch iron rod set in the northerly line of the U.S. Route 2 at the southwesterly corner of Lot 3 according to a plan prepared by Sackett & Brake Survey, Inc. dated October 19, 2006 recorded at Somerset County Registry of Deeds at Map File 2006-214; thence S 78° 57' 46" W, a distance of 252.16 feet, more or less, to an iron rebar to be set; thence N 11° 02' 14" W, a distance of 230.00 feet, more or less, to an iron rebar to be set in the southerly line of land now or formerly of Henry A. Gates, Jr. and Katharine Ann Philbrick-Gates (Book 2357, Page 95); thence N 78° 59' 33" E, a distance of 58.34 feet, more or less, to a ½" iron rebar found; thence N 80° 02' 22" E, a distance of 140.16 feet, more or less, to an iron rebar to be set; thence S 20° 29' 35" E, a distance of 58.91 feet, more or less, to a ¾" iron rebar found; thence S 17° 53' 24" W, a distance of 82.75 feet, more or less, to an ¾" iron rebar found; thence S 55° 14' 20" E, a distance of 90.15 feet, more or less, to a ¾" iron rebar bound; thence S 20° 29' 35" E, a distance of 128.90 feet, more or less, to the point of beginning.

Together with triangular shaped easements over adjacent lots on the east and west for entrance as shown on the aforesaid proposed plan for Stony Brook Subdivision prepared by Sackett & Brake Survey, Inc.

Together with an easement the grantee herein, it successors and assigns, to use an existing well on the adjacent lot to the east being retained by Thomas J. Kelley, Jr., and Katharine L. Kelley, f/k/a Katharine L. Adams. Including the right of enter the property to lay pipe, to repair or replace any necessary components, with the obligation to repair any disturbance caused by such activities.

Together with an easement to the grantee herein, its successors and assigns, to locate and connect to a septic system located, or to be located, on the lot next easterly, being

retained by Thomas J. Kelley, Jr., and Katharine L. Kelley, f/k/a Katharine L. Adams, including the right of lay pipe to connect to, to make all necessary repairs or replacements, with the obligation to repair any disturbance cause by such activities.

Being the same premises conveyed to E23 LLC by virtue of a Warranty Deed from Stony Brook Market, Inc. dated August 14, 2018 and recorded in Book 5317 Page 178

IN WITNESS WHEREOF, **E23 LLC** has caused this instrument to be signed and sealed in its corporate name by Edward J. Fabian III, its Manager, thereunto duly authorized, this 31st day of July 2024.

E23 LLC

By: _____
Name: Edward J. Fabian III
Its: Manager

STATE OF MAINE
COUNTY OF KENNEBEC July 31, 2024

Then personally appeared the above named Edward J. Fabian III, its Manager, 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, _____
Notary Public

_____
Printed/Typed Name:
My Com. Exp.: _____

Michael F. Phillips, Jr.
Notary Public, State of Maine
Expires July 26, 2030