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Amber Adams

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# QUITCLAIM DEED WITH COVENANT

**DLN: 2310569**

KNOW ALL PERSONS BY THESE PRESENTS: That **AB Enterprise LLC, a Connecticut Limited Liability Company**, with a mailing address of P.O. Box 511, Chaplin, CT 06235, for consideration paid grants to **Amber Adams, Frank Adams and Cory Gauthier** of 42 Syndicate Street, Newport, NH 03773, **as Joint Tenants with rights of survivorship** with QUITCLAIM COVENANT:

A certain lot or parcel of land on the River Road, in Maxfield, Penobscot County, Maine, bounded and described as follows:

A certain lot or parcel of land situate in the Town of Maxfield, Penobscot County, Maine and shown as Lot No. 6 according to a plan of survey lots prepared by Lane Associates, dated October 18, 1977 and entitled "Subdivision Plan for Stratton & Tingely", bounded and described as follows:

Beginning at a set cedar post located on the northerly sideline of the Big Bunker Hill Road; so-called and also being on the southerly line of land now or formerly owned by the Town of Maxfield, known as River Lot 10; thence North eighty-two degrees West (N 82° W), by and along a stone wall and the southerly line of said River Lot 10, a distance of six hundred sixty-nine and seven tenths feet (669.7) to a cedar post; thence South twenty-six degrees, thirty minutes West (S 26° 30' W), by and along a stone wall, a distance of three hundred feet (300) to a point; thence South fifty-eight degrees thirty minutes East (S 58° 30' E) a distance of five hundred twenty feet (520) to an iron rod set on the northwesterly sideline of said Big Bunker Hill Road; thence in a generally northeasterly direction by and along the northwesterly sideline of said Big Bunker Hill Road, a distance of five hundred fifty-six feet (556) to the point of beginning, containing five and two tenths (5.2) acres, more or less.

This conveyance is made subject to the fact that there shall be no further subdivision of said conveyed parcel.

North is oriented to north shown on said Map File D139-77.

Meaning and intending to describe and convey the same premises conveyed to AB Enterprise LLC by virtue of a Quitclaim Deed of Lakeview Loan Servicing, LLC dated October 28, 2024 and recorded in the Penobscot County Registry of Deeds at Book 17333, Page 297.

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Executed this 14th day of January, 2025.

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**AB Enterprise LLC**

By _____
Amy Lavornia, Member

State of Maine
County of Penobscot

Then personally appeared before me on this 14th day of January, 2025 the said Amy Lavornia, Member of AB Enterprise LLC and acknowledged the foregoing to be her voluntary act and deed.

BRITTANY J. BEAULIER My Commission Expires 09-15-2029 NOTARY PUBLIC

_____
Notary Public, Brittany J. Beaulier
Commission expiration: 9/15/2029



Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED