QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS THAT **FALMOUTH JUICE BOX LLC**, a Maine limited liability company with a place of business in Falmouth, County of Cumberland, State of Maine, for consideration paid, grants to **WILLIAM E. MCKENNEY**, an individual residing in Falmouth, County of Cumberland, State of Maine, with **QUITCLAIM COVENANTS**, the land, together with any improvements thereon, situated in the Town of Falmouth, County of Cumberland, and State of Maine more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Falmouth Juice Box LLC has caused this instrument to be signed and sealed this 27 day of February, 2020.

WITNESS:

FALMOUTH JUICE BOX LLC

By _____
Nicholas Sotiropoulos
Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

February 27, 2020

Then personally appeared the above named Nicholas Sotiropoulos, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said limited liability company, before me.

_____
Attorney at Law/Notary Public

_____
Printed Name

BRITNEY DOIRON
NOTARY PUBLIC
State of Maine
My Commission Expires
November 20, 2024

SEAL

EXHIBIT A

Any and all right, title and interest that the Grantor may have in property to the Southeast of a certain line situated on the northeasterly side of Bucknam Road in the Town of Falmouth, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point marked by an iron rod set on the northeasterly sideline of Bucknam Road, which point is located S 55° 09' 59" E a distance of 118.02 feet from a nail set, all as shown on "Boundary Survey 125 Bucknam Road, Falmouth, Maine made for record owner Falmouth Juice Box LLC Feb. 25, 2020 Owen Haskell, Inc. Job No. 2019-355FA" recorded in the Cumberland County Registry of Deeds in Plan Book 220, Page 48;

Thence, N 38° 18' 51" E a distance of 38.06 feet to a capped iron rod set;

Thence, N 38° 18' 51" E a distance of 15 feet, more or less, to the centerline of a brook and the land now or formerly of Michelle M. Lamb and David Sheldrake (see Book 24913, Page 223).

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Falmouth Juice Box LLC by Quitclaim Deed with Covenant of K&N LLC, dated October 3, 2018, and recorded in the Cumberland County Registry of Deeds in Book 35193, Page 81.

FJBL001/1365672

Received
Recorded Register of Deeds
Feb 27,2020 03:48:15P
Cumberland County
Nancy A. Lane