

BK15629 PGS 49 - 51 02/03/2026 08:22:44 AM
INSTR#: 2026001936 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DLN 3474445

**NO REAL ESTATE
TRANSFER TAX PAID**

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS,

THAT, Leatherneck Land Holdings, LLC, a Limited Liability Company with a place of business in China, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by Leatherneck Land Holdings, LLC, a Limited Liability Company with a place of business in China, County of Kennebec and State of Maine

the receipt whereof it does hereby acknowledge, does hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUIT-CLAIM unto the said Leatherneck Land Holdings, LLC, its successors, and assigns forever,

A certain lot or parcel of land with the buildings thereon situated on Barton Road and South Belfast Road (Route 105), in the Town of Windsor, County of Kennebec, and State of Maine, bounded and described as follows:

Beginning on the assumed northwesterly sideline of South Belfast Road at the easterly corner of land now or formerly of Linda Bean as described in the first parcel of deed book 9268, page 101 (Parcel 1), said corner marked by stonewall intersection, thence, the following courses and distances along land of said bean and said stonewall:

N56°04'53"W a distance of 196.38 feet;

N60°11'54"W a distance of 193.23 feet to a 1-1/2" iron pipe found in the stonewall at land now or formerly of The Camden Trust as described in deed book 10752, page 303 (Parcel 2);

Thence, N63°47'33"W along land of said Trust and said stonewall 62.91 feet to an angle is said wall;

Thence, the following courses and distances through land of the grantor along said wall:

N08°37'05"E a distance of 136.14 feet;

N13°07'03"E a distance of 224.04 feet to a capped iron rod to be set;

Thence, S67°08'47"E continuing through land of the grantor 637.40 feet to a capped iron rod set at the assumed westerly sideline of Barton Road;

Thence, S26°27'04"W along the assumed sideline of said Barton Road 208.83 feet;

Thence, S49°38'48"W along the assumed sideline said Barton Road and said South Belfast Road 234.24 feet to the point of beginning.

Containing 5.00 acres, more or less.

Together with any right title or interest the grantor may have to the area between the assumed sidelines of Barton Road and South Belfast Road, as are described above, and the true location of the westerly and northwesterly sidelines of the said road.

Reserving to the grantor a non-exclusive easement for the purpose of ingress, egress, and access over, upon, and across a portion of the property conveyed herein, bounded and described as follows:

Beginning on assumed westerly sideline of Barton Road at northeasterly corner of the above-described parcel, thence, S26°27'04"W along the assumed westerly sideline of Barton Road 36.00 feet;

Thence, N37°20'55"W through the above-described parcel 72.30 feet to the northerly line of the above described parcel;

Thence, S67°08'47"E along said northerly line of the above-described parcel 65.00 feet to the point of beginning.

Containing 1,168 square feet, more or less.

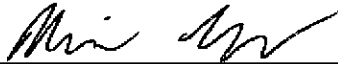
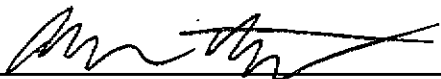
Meaning and intending hereby to convey a portion of the premises described in the deed from Theresa M. Coughlin to Leatherneck Land Holdings, LLC dated July 31, 2025 and recorded August 1, 2025 in the Kennebec County Registry of Deeds in Book 15443, Page 289.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said **Leatherneck Land Holdings, LLC**, its successors and assigns, forever.

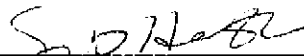
AND it does **COVENANT** with the said Grantee, its successors and assigns, that it shall and will **WARRANT AND DEFEND** the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

IN WITNESS WHEREOF, Sean D. Heath and Christopher S. Haiss, Jr., Members of Leatherneck Land Holdings, LLC have hereunto set their hands and seals this 2 day of February in the year two thousand twenty-six.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Leatherneck Land Holdings, LLC

By: 
Sean D. Heath, Member

By: 
Christopher S. Haiss, Jr., Member

STATE OF MAINE, KENNEBEC, ss

February 2, 2026

Personally appeared the above named Sean D. Heath and Christopher S. Haiss, Jr., Members of Leatherneck Land Holdings, LLC and acknowledged the foregoing instrument to be their free act and deed in his said capacity and the free act and deed of Leatherneck Land Holdings, LLC.

NICHOLAS RYAN WEBSTER
NOTARY PUBLIC
State of Maine
My Commission Expires
October 31, 2031

Before me,



Notary Public

Printed Name: Nick Webster

