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10-06-2023 @ 03:04p

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WARRANTY DEED

ELK RIVER STUDIOS, LLC, a Maine Limited Liability Company, having a place of business in Bangor, County of Penobscot, State of Maine, for consideration paid, grants to SOMATIC LAB, LLC, a Maine limited liability company, whose mailing address is 156 North Main Street, Brewer, Maine 04412, with warranty covenants, certain lots or parcels of land together with the buildings there on situate in Brewer County of Penobscot, state of Maine, more particularly bounded and described as follows:

> Those certain lots or parcels of land with all improvements thereon, situated at 156 North Main Street, Brewer, Penobscot County, Maine, more particularly described as follows:

First Parcel:

Certain parcels of land with the buildings thereon, situated in said Brewer and being lot number 30 and the West half of lot number 29 as laid down on a plan of Holyoke Place, so-called, made by Joseph Treat Esquire dated July 1st, 1833 recorded in the Penobscot County Register of Deeds in plan Book one, page 42.

Also another parcel of land adjoining said lot number 30 on the southwest and being the parcel of land conveyed to Annie A. Hodgson by Mary E. Thomas by deed dated June 28, 1886. Recorded and said Registry in Book 568, page 23 in which deeded said parcel is bounded and described as follows: "Beginning at a point on Main Street in Brewer, on a line thirty seven and one half (37.5) feet from the northeast corner of the house now owned and occupied by the said Thomas on said Main Street; thence running at right angles West one hundred thirty six (136) feet to an iron post at the junction of Sweet, Hogdan and Thomas

land; intending hereby to convey the piece of land northeast of the line above described, being a triangular piece."

Also another certain parcel of land, with buildings thereon, situated in said Brewer, bounded and described as follows: Beginning at the northwesterly corner of said lot numbered 30 above described, at the point where the Brimmer line, so-called, is intersected by the southerly line of Lot Numbered 31 as shown on Joseph Treat's plan hereinbefore mentioned; thence running easterly on the southerly line of said Lot Numbered 31, sixty five (65) feet fence at right angles, northerly 50 feet, more or less, to the northerly line of said Lot Numbered 31; thence westerly on the northernly line of said Lot Numbered 31 to said Brimmer line; thence southeasterly on said Brimmer line to the point of beginning.

Second Parcel:

> A certain lot or parcel of land situated in said brewer and being southwesterly of and adjoining the above described triangular piece, bounded and described as follows:

Beginning at a point on North Main Street, which is the southeasterly corner of a parcel of land described in a deed from Florence E. Thomas and Calvin M. Thomas to Paul H. McKenney and Joyce M. McKenney; thence Southwesterly on and by the northerly line of North Main Street, ten (10) feet to a point; thence at right angles and in a northwesterly direction one hundred thirty four (134) feet, more or less, to a point in the northerly line of said McKenney; thence northeasterly on and by said Northerly line ten and five tenths (10.5) feet, more or less, to the northeasterly corner of said premises; thence southeasterly on and by the easterly line of said premises one hundred thirty six (136) feet to the point of beginning.
Being the same premises described in the Warranty Deed from Lorriann Fossa to Abnaki Girl Scout Counsel Inc. dated August 23rd, 1990 and recorded in the Penobscot County Registry In book 4707, page 343. The Abnaki Girl Scout Council Inc. merged with the Girl Scouts of Kennebec Council, effective October 1st, 2007 and changed its name to Girl Scouts of Maine, Inc., effective that same date, as evidenced by an Affidavit dated October 3rd, 2007 and recorded and said Registry in Book 11154, page 348.

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Subject to the terms of a Notice and Layout of Taking filed by Maine Department of Transportation dated October 15th, 2009 and recorded in said Registry in Book 12002, page 273.

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Being the same premises conveyed to the Grantor herein by Deed from Elk River Studios, LLC, dated February 11, 2016, and recorded in Penobscot County Registry of Deeds, Book 14154, Page 84

IN WITNESS WHEREOF, the said Elk River Studios, LLC has caused this instrument to be signed by Phillip D. Sykes, its sole member, hereinto duly authorized this 6th day of October, 2023.

ELK RIVER STUDIOS, LLC

Phillip D. Sykes

By: Phillip D. Sykes,
Sole Member of Elk River Studios, LLC

STATE OF MAINE

Penobscot, ss.

Personally appeared the above named Phillip D. Sykes, Sole Member of Elk River, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Maine Limited Liability Company.

No Transfer Tax Paid

Before Me, Brittany L Meeks
Signature of Notary Public

Brittany L. Meeks
Notary Public, State of Maine
My Commission Expires June 16, 2029

Print Name: Brittany L Meeks

Susan F. Bulay, Register
Penobscot County, Maine