ME REAL ESTATE TRANSFER
TAX PAID

Receipt # 176596

ERECORD

BK 5126 PG 210
Instr # 2024-6323
08/07/2024 11:07:08 AM
Pages 4

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

DLN: 1002440283045

QUITCLAIM DEED

GITSIT Real Property, LLC, with an address of 333 South Anita, Suite 400, Orange, CA 92868 ("Grantor(s)"), for $320,000.00, grants to 10 Point Rd, LLC with an address of **500 Victory Road, 3rd Floor Quincy MA 02171** ("Grantee(s)"), with quitclaim covenant, the following described property, with the buildings thereon and the appurtenances belonging thereto, situated in Washington County, Maine, and being more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHINGTON, STATE OF ME, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF GOODS POINT ROAD IN THE TOWN OF STEUBEN COUNTY OF WASHINGTON AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

A PARCEL OF LAND SITUATED IN STEUBEN, MAINE ON THE WEST SIDE OF THE GOODS POINT ROAD, COMMENCING AT AN IRON PIPE ON THE SOUTHEAST CORNER OF THE TURCO LOT AND THE NORTHEAST CORNER OF THE GRANTOR; THENCE SOUTHERLY BY GOODS POINT ROAD 287 FEET TO A WOOD POST, BEING THE NORTHEAST CORNER OF THE MARSHA HINDS LOT: THENCE NORTH 83° 37' 41' WEST 740.48 FEET TO A WOOD POST: THENCE CONTINUING ON THE SAME COURSE 150 FEET TO AN IRON PIPE ON THE SHORE OF DVER. HARBOR;

THENCE NORTHERLY BY SAID SHORE 200 FEET MORE OR LESS TO AN IRON PIPE WHICH IS THE SOUTHWEST CORNER OF THE TURCO LOT AND THE NORTHWEST CORNER OF THE GRANTOR:

THENCE FOLLOWING THE SOUTHERLY LINE OF THE TURCO LOT IN AN EASTERLY DIRECTION, 950 FEET MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 5.3 ACRES MORE OR LESS. SURVEYED IN 1974 BY RONALD E. ALLEY, REGISTERED LAND SURVEYOR NUMBER 233.

TOGETHER WITH THE SHORE AND FLATS BETWEEN THE SIDE LINES EXTENDED IN A WESTERLY DIRECTION FROM HIGH WATER TO LOW WATER AND ACCORDANCE WITH THE LAWS OF THE STATE OF MAINE.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor(s) by instrument recorded on 02/13/2024 at BK 5083 PG 179 in the records of Washington County, Maine.

Commonly known as 93 Good Points Rd, Steuben, ME 04680. This address is provided for informational purposes only.

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor(s) or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor(s) or its predecessor in interest.

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of Vendor Connect LLC ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. Parties should be aware that on occasion, Client alters instruments after BLF has provided the instrument and without the consent of BLF or its local counsel. BLF is not responsible for any such alteration.

[Signature Page Follows]

SKEY 2151673

GRANTOR:
GITSIT Real Property, LLC

_____

By: MAYRA VARGAS

Its: ASSISTANT SECRETARY

ACKNOWLEDGMENT

STATE OF _____)
)
COUNTY OF _____)

See Attached

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared _____, the _____ of GITSIT Real Property, LLC, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2024.

_____
Notary Public

My Commission Expires:

After recording, please return to:
Vendor Connect LLC, 4201 Cypress Creek Parkway, Suite 218, Houston, TX 77068

CALIFORNIA NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF **CALIFORNIA**
COUNTY OF **ORANGE**

On July 30, 2024 before me, Michelle Gonzalez, a Notary Public personally appeared Mayra Vargas who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHELLE GONZALEZ
Notary Public - California
Orange County
Commission # 2438004
My Comm. Expires Feb 12, 2027

(Notary Public Seal)

Signature of Notary Public
My Commission Expires: