

# QUITCLAIM DEED

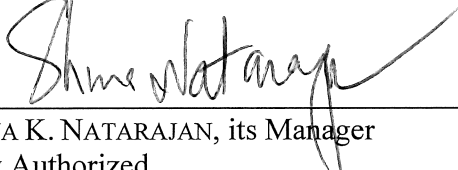
Know all by these presents that, **773 POST ROAD WELLS LLC**, a Maine limited liability company, with a business mailing address of P.O. Box 630, Kittery, Maine 03904, for consideration paid, grants to **AUSTRALIS LLC**, a Maine limited liability company with a business mailing address of P.O. Box 47, Biddeford, Maine 04005, with **QUITCLAIM COVENANTS**, the real property situated in the Town of Wells, County of York and State of Maine, described as follows:

**SEE EXHIBIT A ATTACHED HERETO**

The current property address is 773 Post Road, Wells Tax Map 117, Lot 53.

In Witness Whereof, the said **773 POST ROAD WELLS LLC** has caused this instrument to be signed in its company name, by **SHIVA K. NATARAJAN**, its Manager, duly authorized, this 6 day of February 2023.

  
\_\_\_\_\_  
Witness

**773 POST ROAD WELLS LLC**  
  
\_\_\_\_\_  
SHIVA K. NATARAJAN, its Manager  
Duly Authorized

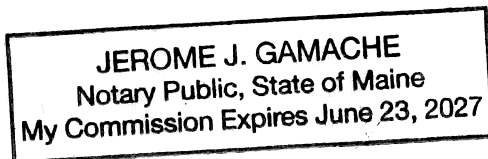
## STATE OF MAINE

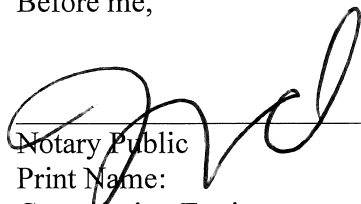
County of York

February 6, 2023

Then personally appeared the above-named **SHIVA K. NATARAJAN** in his said capacity and acknowledged the foregoing to be his free act and deed and the free act and deed of said limited liability company.

Before me,



  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:

**EXHIBIT A**

Property: 773 Post Road, Wells, Maine

A certain lot or parcel of land in the Town of Wells, County of York, State of Maine, bounded and described as follows:

**Parcel One:**

BEGINNING at the southwesterly corner of the land now or formerly of Ruth Bates Clapper now or formerly of William C. Brown, et al, at an iron pipe driven into the ground, which point is located in the easterly sideline of U.S. Highway Route One;

THENCE southwesterly along said U.S. Highway Route One 137 feet more or less to another iron pipe driven into the ground at land now or formerly of Edward F. Watson;

THENCE turning and running southeasterly along land now or formerly of Edward F. Watson 220 feet to another iron pipe driven into the ground at the land now or formerly of Edward F. Watson;

THENCE turning and running northeasterly along other land now or formerly of Edward F. Watson 132 feet to an iron pipe driven into the ground at land of said Brown;

THENCE turning and running northwesterly along the land of said Brown 193 feet more or less to an iron pipe and POINT OF BEGINNING.

Subject to any existing right of way located on the northeasterly side of the above described premises.

**Parcel Two:**

Also another certain lot or parcel of land together with the buildings thereon standing situated in the Town of Wells, County of York and State of Maine and lying on the southeasterly side of the U.S. Highway Route One sometimes known as the Lower Post Road and bounded and described as follows, to wit:

BEGINNING at the easterly side of the Lower Post Road at a stone post set in the ground;

THENCE southeasterly along the edge of the bank 183 feet to a stone set in the ground;

THENCE southwesterly 54 feet to a stone set in the ground;

THENCE northwesterly 193 feet to the Lower Post Road;

THENCE northeasterly 70 feet to the POINT OF BEGINNING.

Together with a right of way over the corner of land formerly of George P. Newhall adjoining the said described lot of land to commence at the easterly side of said road four (4) feet from the

telegraph pole now standing and to extend in a diagonal direction to the said lot of land above described not more than twenty-six (26) feet from the said road.

The above described premises being bounded on the northeast by the land now or formerly of Earl V. and Doris Wing, on the southeast by land now or formerly of Earl V. and Doris Wing and land formerly of Edgar and Florence Dunbar; on the southwest by land formerly of Edgar and Florence Dunbar and northwest by U.S. Highway Route One sometimes known as Lower Post Road.

Parcel Three:

Also another certain lot or parcel of land located on the easterly side of U.S. Route One in the Town of Wells, County of York and State of Maine, being more particularly bounded and described as follows:

BEGINNING at an iron pipe set in the ground on the easterly side of said Route One said iron pipe marking the southwesterly corner of land formerly of Stephen L. Smith and Elaine C. Smith by deed recorded in the York County Registry of Deeds in Book 2254, Page 4 and the northwesterly corner of land formerly of Patrick Milford by deed recorded at the York County Registry of Deeds in Book 11141, Page 80.

THENCE S 60° 26' 56" E a distance of 317.96 feet to a rebar set;

THENCE turning and running N 20° 00' 00" E a distance of 140.82 feet to a 3/4" iron pipe found;

THENCE turning and running N 60° 40' 33" W a distance of 88.19 feet to an iron bar set;

THENCE turning and running S 24° 13' 54" W through an iron pipe found a distance of 132.31 feet to an iron pipe found;

THENCE turning and running N 62° 13' 22" W a distance of 218.78 feet to the POINT OF BEGINNING.

The descriptions cited above are based on an unrecorded plan entitled "Boundary Survey Plan for Patrick Milford, Route One, Wells, Maine" dated December 18, 2002, prepared by Roaring Brook Consultants.

SUBJECT TO THE FOLLOWING:

1. Easement from Walter A. Ware and Evelyn M. Ware to Central Maine Power Company and New England Telephone and Telegraph Company for poles and wires burdening Parcel One and Parcel Two dated July 21, 1965 and recorded November 26, 1965 in Book 1690, Page 378.
2. Terms and conditions of a water pipeline easement benefitting the premises from Walter Ridings to Walter A. Ware and Evelyn M. Ware dated October 12, 1967 and recorded November 1, 1967 in Book 1792, Page 409.

3. Easement from William F. Byrnes to Central Maine Power Company and New England Telephone and Telegraph Company dated November 26, 1949 and recorded March 8, 1950 in Book 1151, Page 63.

4. Easement from Geraldine M. Byrnes to Central Maine Power Company and New England Telephone and Telegraph Company dated March 29, 1974 and recorded April 22, 1974 in Book 2032, Page 448.

5. Easement from Russell D. Jacobs to Central Maine Power Company dated January 10, 1987 and recorded May 20, 1987 in Book 4297, Page 3.

6. Notice of Layout and Taking by Maine Department of Transportation recorded July 10, 2000 in Book 10110, Page 1.

Being the same premises conveyed from Joey Partners, LLC to 773 Post Road Wells LLC by deed dated July 7, 2021 and recorded at the York County Registry of Deeds in Book 18726, Page 657.