

DLN: 1002340226657

(the space above is reserved for recording information)

### QUITCLAIM DEED WITH COVENANT

**BOCASAL, INC.**, a Maine corporation with a mailing address of P.O. Box 988, Wells, Maine 04090, for consideration paid, grants to **CARRIAGE HOUSE MOTEL, COTTAGES AND SUITES, LLC**, a Maine limited liability company with a mailing address of 1404 Post Road, Wells, Maine 04090, with Quitclaim Covenant, the land with any improvements thereon located in the Town of Wells, County of York and State of Maine, more particularly bounded and described as follows:

A certain tract or parcel of land located in Wells, County of York and State of Maine, on the Northwestern side of U.S. Route One, being more particularly bounded and described as follows:

**BEGINNING** at a granite monument on the Northwestern side of U.S. Route One at land now or formerly of Lee Richheimer;

**THENCE** running North 67° 45' 15" West by and along land of said Richheimer a distance of One Hundred Twenty-Nine and Ninety-Five Hundredths (129.95) feet to an iron pipe;

**THENCE** turning and running, still by land of said Richheimer North 29° 56' 28" East a distance of Five and Ninety-Two Hundredths (5.92) feet to another iron pin;

**THENCE** turning and running North 67° 45' 15" West by and along land now or formerly of Carolyn F. Jannetti and land now or formerly of Robert and Katherine Temple a distance of Four Hundred Seventy-Seven and Six Hundredths (477.06) feet to an iron pin at land now or formerly of James Kavanagh;

**THENCE** turning and running South 30° 22' 46" West by land of said Kavanagh, a distance of Ninety-Two and Forty-Three Hundredths (92.43) feet to an iron pin at land now or formerly of John J. and Brenda P. McDermott;

**THENCE** turning and running South 65° 21' 01" East by and along land of said McDermott, of land now or formerly of Margaret Emmons, and land now or formerly of Evelyn A. Hill and Douglas A. Cruickshak and now or formerly of Sandra Bocchino a distance of Three Hundred Ninety-Three and Forty-Seven Hundredths (393.47) feet to an iron pipe;

**THENCE** turning and running South 21° 13' 08" West by land now or formerly of said Bocchino a distance of Sixty-Six and Thirty-Five Hundredths (66.35) feet to a granite monument;

**THENCE** turning and running South 63° 37' 12" East by land now or formerly of Robert L. Zelenka, a distance of Two Hundred and Seventy-Eight Hundredths (200.78) feet to an iron pin located on the Northwestern side of U.S. Route One;

Maine R.E. Transfer Tax Paid

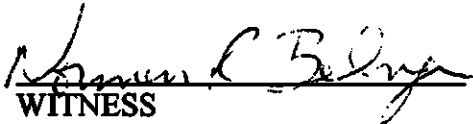
THENCE turning and running North 29° 56' 28" East by said Route One a distance of One Hundred Eighty-Four and Sixty-Two Hundredths (184.62) feet to the point of beginning.

ALSO CONVEYING easements rights for sewer originally conveyed by John D. Rathbun, et al. to Edward P. Kavanagh and Lorraine E. Kavanagh by deed dated January 23, 1983 and recorded in the York County Registry of Deeds at Book 3057, Page 343.

Being the same premises conveyed to Bocasal, Inc. by Robert J. Subilia and Sally F. Subilia pursuant to a Warranty Deed dated January 7, 2004 and recorded in the York County Registry of Deeds in Book 13846, Page 339.

IN WITNESS WHEREOF, the said Bocasal, Inc. has caused this instrument to be signed and sealed, in its name and behalf, by Robert Subilia, its President, thereunto duly authorized, this 2<sup>nd</sup> day of February, 2023.

Bocasal, Inc.

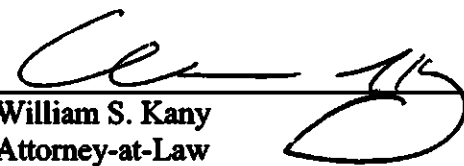
  
WITNESS

By:   
Robert J. Subilia  
Its: President

STATE OF MAINE  
COUNTY OF YORK, ss.

February 2, 2023

Personally appeared before me the above-named Robert J. Subilia, President of Bocasal, Inc., and acknowledged the foregoing to be his free act and deed, in his said capacity, and the free act and deed of said Bocasal, Inc.

  
William S. Kany  
Attorney-at-Law