

NO TRANSFER TAX

DLN# 1002440272133

QUITCLAIM WITH COVENANT DEED

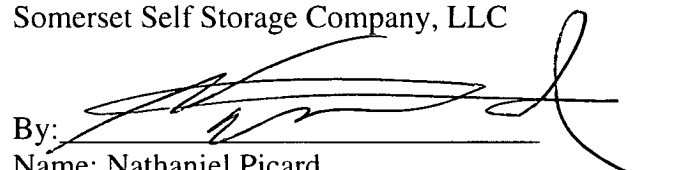
KNOW ALL PERSONS BY THESE PRESENTS, that, **Somerset Self Storage Company, LLC**, a Maine limited liability company with a mailing address of P.O. Box 534, Pittsfield, Maine 04967, for consideration paid, does hereby GRANT to **Somerset Range, LLC**, a Maine limited liability company having a mailing address of P.O. Box 534, Pittsfield, Maine 04967, with QUITCLAIM COVENANT, certain real property with the improvements thereon, situated in the Town of Pittsfield, Somerset County, State of Maine and more particularly described on the **Exhibit A** attached hereto and made a part hereof by reference.

Meaning and intending to convey a portion of the premises conveyed to Grantor herein by virtue of a Warranty Deed from Nathaniel S. Picard, dated June 23, 2022 and recorded in the Somerset County Registry of Deeds at Book 5889, Page 140.

IN WITNESS WHEREOF, Nathaniel Picard, Sole Member of Somerset Self Storage Company, LLC, has signed and sealed this instrument this 3 day of May, 2024.


Witness

Somerset Self Storage Company, LLC

By: 
Name: Nathaniel Picard
Its: Sole Member

STATE OF MAINE
COUNTY OF Cumberland, ss.

May 3, 2024

PERSONALLY APPEARED the above-named Nathaniel Picard, Sole Member of Somerset Self Storage Company, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Somerset Self Storage Company, LLC.

Before me,


Notary Public/Attorney-at-Law

Name: Scott Herrick
My Commission Expires:

EXHIBIT A

All that certain lot or parcel of land, situated in the Town of Pittsfield, County of Somerset, and State of Maine, and being further bounded and described as follows, to wit:

Bounded on the South by land now or formerly owned by Myron Sobey and Roberta Jones; bounded on the West by the Maine Central Railroad Company; on the North by land formerly owned by Robert Cote, Thomas Aubin, James Lagasse, Carol Schroeder, John Brum, William Tille and Lawrence Vaughn; and on the East by Route 100 and 11.

Together with Grantor's right and interest in that right-of-way easement described in a Warranty Deed from Grantor herein to KOSF III – Pittsfield, LLC dated December 7, 2023 and recorded in the Somerset County Registry of Deeds in Book 6088, Page 102, being 50 feet in width, running along and on the northerly side of, the southerly bound of the land therein conveyed, from Route 100 westerly to the said stream and the westerly bound of the land therein conveyed, for all purposes of a way, together with the right to construct and maintain a road and parking spaces, and any other improvements deemed necessary by Grantor, its successors and assigns forever, for the benefit of the remaining land of Grantor from which the land herein conveyed was taken, for whatever purpose such remaining land may be used.

Excepting from the above-described premises that certain lot or parcel of land, situated in the Town of Pittsfield, County of Somerset, and State of Maine, bounded and described as follows:

Beginning at a #4 rebar painted red with a gray plastic cap (not readable) found on the westerly bound of Route 100, a.k.a. Main Street, said rebar marks the northeasterly corner of the land sold to Nathaniel Picard by deed dated August 31, 2018 and recorded in Book 5376, Page 349 of the Somerset County Registry of Deeds, said rebar also being at or near Latitude 44°44'09.102" North, Longitude 69°24'06.963" West;

Thence South 88° 50' 10" West, a distance of 1111.4 feet to a #4 rebar painted red with a gray plastic cap (not readable) found;

Thence South 11° 21' 55" East, for a distance of 299.4 feet to a #5 rebar set in the center of a stream;

Thence southeasterly following the center of said stream, for 560 feet, more or less, to a #5 rebar set in the center of said stream near the Southerly edge of a gravel road, said #5 rebar set being South 41° 06' 16" East and a distance of 487.1 feet from the next previous mentioned #5 rebar set;

Thence South $89^{\circ} 29' 08''$ East, for a distance of 800.3 feet to a #5 rebar set on the westerly bound of Route 100;

Thence North $5^{\circ} 39' 19''$ West, and along the westerly bound of Route 100 for a distance of 693.7 feet to the first mentioned #4 rebar found, the Point of Beginning, said parcel being 655,170 SqFt or 15.041 Acres more or less.

All #5 rebars "set" were capped with a yellow plastic cap inscribed "TED PORTER ME PLS 2514".

All bearings cited herein are relative to grid north, Maine State Coordinate System ME2000 CENTRAL ZONE, based on the North American Datum of 1983 (NAD 83).