

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, **KLUB PROPERTIES, LLC**, a limited liability company duly organized and existing under the laws of the State of Maine with its principal office and place of doing business in Waterville, County of Kennebec, State of Maine, in consideration of one dollar and other valuable considerations, paid by **AARON SARNACKI**, of Belfast, County of Waldo, State of Maine, (mailing address: 107 Church St., Belfast, ME 04915) the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **AARON SARNACKI**, his heirs and assigns, forever,

PARCEL I:

A certain lot or parcel of land, together with the buildings and other improvements as located thereon, situated in Greenville, County of Piscataquis, State of Maine, on the south side of Pritham Avenue, so-called, formally known as West Street, being lot numbered forty-one (41) according to a survey and plan of lots made by William P. Oakes in 1883 and recorded in the Piscataquis County Registry of Deeds in Book 1, Page 63, and being further bounded, described and identified as follows, to wit:

Beginning at a stake adjacent to the West Street right of way on the northwest corner of the former William Redmond lot; thence southerly along the west line of said Redmond lot seven and one-half (7 ½) rods; thence westerly along the northerly line of said Redmond lot numbered 175 for five (5) rods to right of way of undeveloped south part of Dorr Street, so-called; thence northerly along the east line of Street right of way seven and one-half (7 ½) rods to West Street; thence easterly along the south line of West Street five (5) rods to the point of beginning.

PARCEL II:

A certain lot or parcel of land, together with the buildings and other improvements as located thereon, situated in Greenville, County of Piscataquis, State of Maine, bounded and described as follows, to wit:

Beginning at a #5 rebar set at the southeasterly corner of land of S & M Investments, LLC described by a deed recorded in Book 2384, Page 222 of the Piscataquis County Registry of Deeds and being the southeasterly corner of Lot 41 of a plan of lots by William P. Oakes in 1883 recorded in Plan Volume 1, Page 63, of said Registry; thence north seventy-nine degrees seven minutes thirteen seconds west (N 79° 07' 13" W), along the southerly line of said land of S & M Investments, LLC, being the southerly line of Lot 41, a distance of eighty-two and seventy-four hundredths feet (82.74') to the easterly sideline of a Street shown on said plan which was never constructed; thence north seventy-nine degrees seven

minutes thirteen seconds west (N 79° 07' 13" W) along the southerly line of said land of S & M Investments, LLC a distance of twenty-four and seventy-five hundredths feet (24.75') to a #5 rebar set in the center line of said street; thence south eleven degrees twenty-three minutes five seconds west (S 11° 23' 05" W) along the center line of said street, a distance of eighty-two and fifty hundredths feet (82.50') to a #5 rebar set; thence south seventy-nine degrees seven minutes thirteen seconds east (S 79° 07' 13" E), a distance of twenty-four and seventy-five hundredths feet (24.75') to the easterly sideline of said street at the southwesterly corner of Lot 175 of a plan of lots dated September 1904 by Elmer B. Crowley recorded in Plan Volume 2, Page 4 of said Registry; thence south seventy-nine degrees seven minutes thirteen seconds east (S 79° 07' 13" E), along the southerly line of Lot 175, a distance of eighty-two and seventy-four hundredths feet (82.74') to a #5 rebar set; thence north eleven degrees twenty-three minutes five seconds east (N 11° 23' 05" E), through Lot 175, a distance of eighty-two and fifty hundredths feet (82.50') to the point of beginning.

Containing 0.203 acres.

All #5 rebar set have an aluminum cap imprint "Webber PLS2112". All bearings described above are oriented to grid north of Maine Coordinate System 2000 Central Zone. A copy of said Webber Survey Plan is attached hereto.

Also conveying and releasing any interest in the easterly half of Dorr Street, so-called, a paper street, according the above-referenced plan.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A. §558.

For Grantor's source of title, reference is made to a Warranty Deed from Christopher D. Strausser and Angelie G. Strausser to KLUB Properties, LLC, dated December 7, 2018 and recorded in the Piscataquis County Registry of Deeds in Book 2592, Page 12.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **AARON SARNACKI**, and his heirs and assigns, to them and their use and behoof forever.

AND We do COVENANT with the said Grantee, **AARON SARNACKI**, his heirs and assigns, that we, are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that we and our heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, KLUB Properties, LLC has hereunto set It's hand and seal this 14th day of August in the year of our Lord two thousand nineteen.

KLUB Properties, LLC

Witness

Uria Pelletier
BY: Uria Pelletier
ITS: Member

Witness

Angela Pelletier
BY: Angela Pelletier
ITS: Member

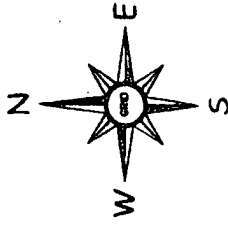
STATE OF MAINE
Piscataquis, ss.

August 14, 2019

Personally appeared the above named Uria Pelletier and Angela Pelletier, in their said capacities as Members of KLUB Properties, LLC, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Ann Marie Murray
Notary Public
Ann Marie Murray
NOTARY PUBLIC
State of Maine
My Commission Expires
August 13, 2024



LEGEND

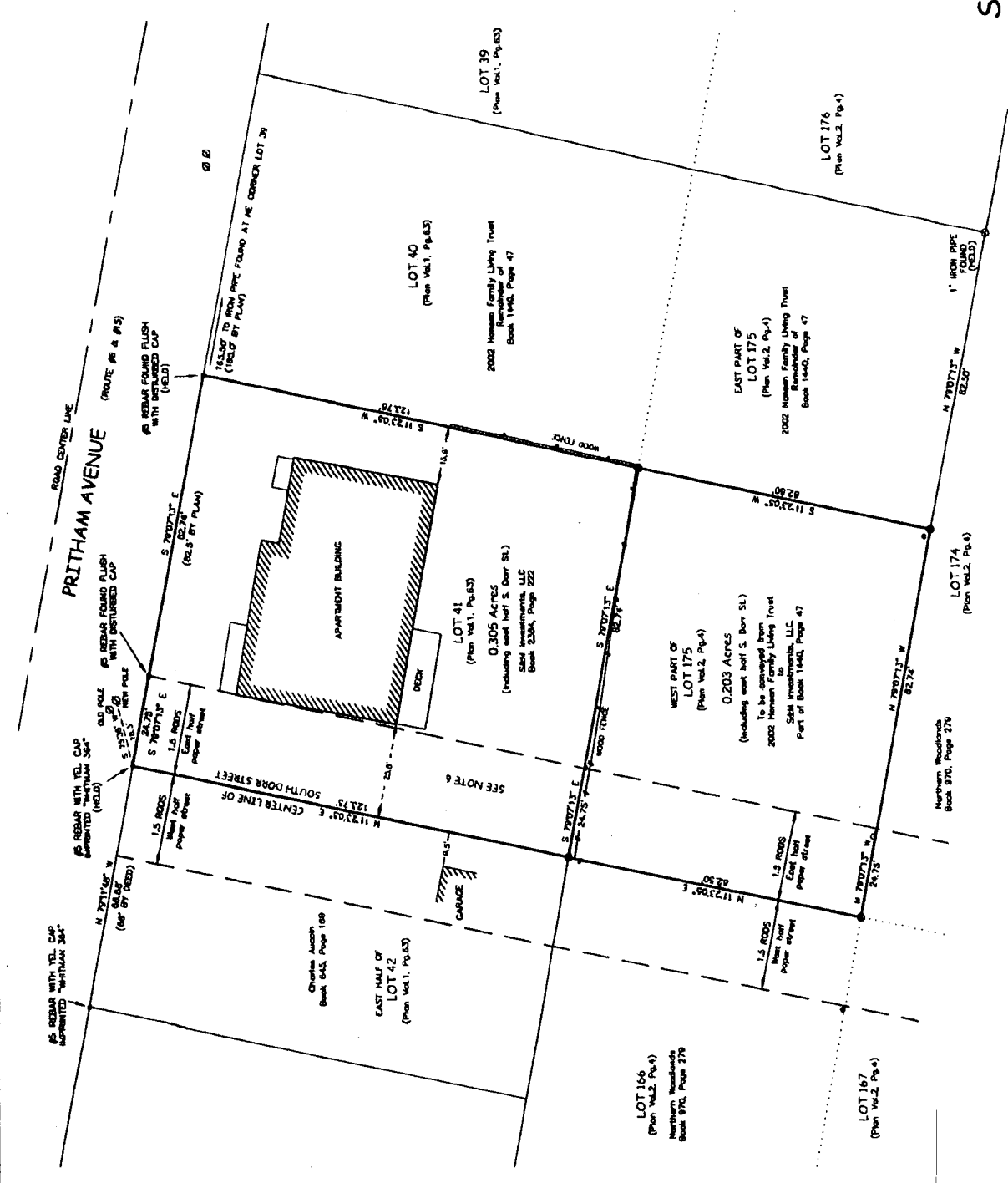
- ⊕ Rebar set w/ aluminum cap imprinted "PLS1112"
- Iron rod found
- Iron pipe found
- Rail fence
- Overhead Wires
- ⊞ Utility pole

NOTES:

1. This survey meets the requirements of the State Board of Licensure for Professional Land Surveyors.
2. Bearings are oriented to grid north of the Maine Coordinate System of 2000 Central Zone.
3. 2015 Vermont Census Map, Book 2384, Page 223 of the Piscataquis County Registry of Deeds.
4. Reference is made to the following plans recorded in the Piscataquis County Registry of Deeds:
 - Volume 1, Page 63 Plan of West Cave Drains, Surveyed and Produced by W. L. Chase 1883
 - Volume 2, Page 4, Plan of Drains-Junction, September 1884, by Diner B. Chubbey
5. Unless otherwise noted all Book & Page references on this plan refer to documents returned in the Piscataquis County Registry of Deeds.
6. There is no physical evidence South Door Street was ever constructed and the location of the street is shown for information only. All adjoining proprietors should be obtained prior to any major improvements.

**BOUNDARY SURVEY
FOR
S&M INVESTMENTS, LLC.
ON PRITHAM AVENUE IN
GREENVILLE, PISCATAQUIS CTY, MAINE**

NOVEMBER 24, 2015



WEBBER SURVEYING INC.
220 DOCK ROAD, CHARLESTON, MAINE 04412 TEL: 253-7400

William E. Webber, Jr., PLS 07112, Pym.