

WARRANTY DEED

DLN# _____

GREEN DIAMOND, LLC, a Maine Limited Liability company, with a mailing address of 7643 Hoddington Cove, Lakewood Ranch, Florida 34202, for consideration paid, **GRANTS** to **TEAM PROPERTIES, LLC**, a Maine Limited Liability company, whose mailing address is 14 11 Essex Street, Bangor Maine 04401, with **WARRANTY COVENANTS**, the following described land in Bangor, Penobscot County, Maine:

Certain lots or parcels of land with any improvements thereon, situated in the City of Bangor, Penobscot County, State of Maine, bounded and described as follows:

Parcel One: A certain lot or parcel of land situate on the west side of Essex Street in said Bangor, bounded and described as follows, to wit: Beginning at the northwest corner of a lot of land conveyed to Asa Davis by George S. French by deed dated September 22, 1838, and recorded in Volume 102, Page 93, Penobscot County Registry of Deeds; thence easterly on the northerly line of said lot forty (40) rods, more or less, to said Essex Street; thence southerly on the westerly line of said Essex Street about ninety (90) rods to the northeast corner of land sold and conveyed by said Asa Davis to William F. Shepard by deed dated June 10, 1853, and recorded in Volume 271, Page 1, in said Penobscot County Registry of Deeds; thence westerly on the northerly line of said Shepard land and on the northerly line of land sold and conveyed by John Wyman to Sarah H. Shepard and Herbert Shepard by deed dated July 16, 1868, and recorded in volume 382, Page 87, in said Penobscot County Registry of Deeds, forty (40) rods, more or less, to land formerly of Nathaniel Harlow; thence northerly by said Harlow land about ninety (90) rods to place of beginning, excepting and reserving from the above-described premises, the premises sold and conveyed by said Asa Davis to the State of Maine by deed dated November 13, 1838, and recorded in Volume 103, Page 266, in said Penobscot County Registry of Deeds.

Further excepting and reserving the premises conveyed by Asa Davis to the State of Maine by deed dated November 13, 1838, and recorded in the Penobscot County Registry of Deeds in Volume 103, Page 266; premises conveyed by Clara E. Bowen to Margaret N. York by deed dated July 13, 1955, and recorded in said Registry of Deeds in Volume 1491, Page 247; premises conveyed by Clara E. Bowen to Irving T. Estey, et al by deed dated November 16, 1954, and recorded in Penobscot County Registry of Deeds in Volume 1526, Page 19; premises conveyed by Clara Bowen to Margaret N. York, by deed dated April 26, 1956, and recorded in said Registry of Deeds in Volume 1543, Page 381; premises conveyed by Clara E. Bowen to Donald H. Sloat et al, by deed dated August 19, 1957, and recorded in said Registry of Deeds in Volume 1592, Page 181; premises conveyed by Cara E. Bowen to the State of Maine, by deed dated June 18, 1958, and recorded in said Registry of Deeds in Volume 1630, Page 309; premises conveyed by Clare Bowen to Donald H. Sloat et al. by deed dated February 6, 1959, and recorded in said Registry of Deeds in Volume 1661, page 17; premises conveyed by Clara E. Bowen to George J. Fleming et al, by deed dated August 26, 1959, and recorded in said Registry of Deeds in Volume 1691, Page 314; premises conveyed by Clara E. Bowen to Ralph A. Dyer, Jr., by deed dated February 20, 1961; and recorded in said Registry of Deeds in Volume 1770, Page 199; premises

conveyed by Clara E. Bowen to Richard E. O'Brien, et al. by deed dated July 20, 1961, and recorded in said Registry of Deeds in Volume 1796, Page 162; and premises conveyed by Land Investments, Inc. to Roger K. Choquet and Carolyn H. Choquet, dated October 20, 1976, and recorded in said Registry of deeds at Volume 2701, Page 126.

Also excepting and reserving from this Parcel One the premises conveyed by Warranty Deed from Nate Smith to John G. Makridis and Christine M. Makridis dated August 31, 2001 and recorded in Book 7850, Page 267, Penobscot County Registry of Deeds, described as follows:

First: a certain lot or parcel of land, together with the buildings thereon, situated on the westerly side of Essex Street in the City of Bangor, County of Penobscot, State of Maine bounded and described as follows, to wit:

Being the same premises as described in a deed from Nathan Smith to Lillian Smith dated June 27, 1972 recorded in Penobscot County Registry of Deeds in Book 2282, Page 13 and being a lot of land 100 feet by 100 feet on Essex Street.

Second: Beginning at the southwesterly corner of land described in a deed from Nathan Smith to Lillian Smith dated June 27, 1972 recorded in Penobscot County Registry of Deeds Book 2282, Page 13;

Thence North 85°52' West by and along the southerly line of said land described in Book 2282, Page 13 one hundred (100) feet to the southwesterly corner thereof;

Thence North 05°30' East parallel to Essex Street by and along the westerly line of said land described in Book 2282, Page 13 one hundred (100) feet to the northwesterly corner thereof;

Thence North 85°52' West thirty (30) feet to an iron pin set;

Thence South 05°30' West parallel to Essex Street two hundred (200) feet to an iron pin set;

Thence South 85°52' East one hundred thirty (130) feet to an iron pin in the westerly sideline of Essex Street located 135.4 feet northerly of a highway monument at an angle in the right of way fence of interstate 95;

Thence North 05°30' East by and along the westerly sideline of Essex Street one hundred (100) feet to the point of beginning.

Containing 16,000 square feet or 0.37 acres, more or less.

Parcel Two: Certain lots or parcels of land situated in said Bangor, County of Penobscot, State of Maine, viz: Lots numbered two hundred seventy-four (274) and two hundred seventy-five (275) as delineated on a Plan of Broadway Heights, Bangor, Maine, recorded in Penobscot Registry of Deeds, Plan Book 8, Page 19.

Parcel Three: First: The following described lots of land situate in said Bangor, in the Broadway Heights Tract, so called. Lots 214 and 215 fronting together 50 feet on a proposed street, called East Broadway and running back 128 feet on northerly line, 128 feet on southerly line and being 50 feet on rear line.

Excepting and reserving from the above-described lot 214, that portion described in a Notice of Layout and Taking dated June 18, 1958, recorded in Penobscot County Registry of Deeds at Book 1630, Page 309.

Second: Those certain lots or pieces of land situate in said Bangor and known as lots numbered two hundred twenty-one (221), two hundred twenty-two (222) and two hundred twenty-three (223), in the Broadway Heights Tract, so-called; the same line size and location to be in accordance with Map or Plan of said tract now on file in Penobscot Registry of Deeds. The said lots being more particularly described as fronting on a proposed street called East Broadway, and running back from said proposed street one hundred twenty-eight (128) feet on the northerly line, one hundred twenty-eight (128) feet on the southerly line and being seventy-five (75) feet on the rear line.

Parcel Four: Property located on East Broadway in Bangor, County of Penobscot, State of Maine, being Lot #40 as shown on Assessor's Plan #44, to wit:

Beginning at a point on the easterly side line of East Broadway, said point being about 48 feet northerly from a copper bolt set in the ground on the prolongation on the southerly side line of Alden Street, as proposed; thence easterly along the dividing line of Lots 215 and 216 for a distance of 128 feet; thence northerly and parallel with the easterly side line of East Broadway for a distance of 125 feet; thence westerly along the dividing line between lots numbered 220 and 221 to the easterly side line of East Broadway, a distance of 128 feet; thence southerly by and along the easterly side line of East Broadway for a distance of 125 feet to the point of beginning, and being all of lots numbered 216,217,218,219 and 220 as shown on a plan of lots of Broadway Heights and recorded on September 7, 1905 in Penobscot Registry of Deeds, Plan Book 8, Page 19. Lots numbered 216 and 217 and 218 were acquired by the City of Bangor by tax deed from Thomas J. O'Leary Heirs and lots numbered 219 and 220 were acquired by the City of Bangor by tax deed from Freeman H. Fickett Heirs.

Parcel Five: A certain lot or parcel of land situated in Bangor, County of Penobscot and State of Maine, and being shown on a Maine Department of Transportation Right-of-Way Map for Bangor, Penobscot County, Federal Aid Project I-95-8(7)177, dated February 1958 on file in its office in Augusta, File No. 10-113, and recorded in the Penobscot County Registry of Deeds, Plan Book 21, Page 60 (the "Right of Way Plan"), described as follows:

Beginning at a point at the intersection of the easterly side of North French Street and the northerly right of way line of interstate 95 (southbound) as shown on the Right of Way Plan;

Thence easterly along the northerly boundary line of said right of way line of said Interstate 95 to the southwest corner of property now or formerly owned by the City of Bangor;

Thence northerly along the westerly sideline of said property of the City of Bangor to the centerline of a now abandoned street commonly referred to as Alden Street shown on a plan entitled "Boundary Survey, Estate of Lillian R. Smith, Land Investment, Inc., Nate Smith" dated August 26, 2004, Project No. 03149, prepared by Ames A/E, Architects & Engineers, by Kenneth J. Muir, P.L.S. #1297;

Thence westerly along the centerline of said now abandoned Alden Street to the easterly sideline of North French Street;

Thence southerly along the easterly sideline of North French Street to the northerly sideline of said right of way line of said Interstate 95 and the point of beginning.

Meaning and intending to convey whatever right, title and interest the Grantor State of Maine has in and to the above-described premises.

SUBJECT TO all utility easements and installations located on the above described premises, including those on the herein referred to Right of Way Map, and to those rights which any utility enjoys over the subject premises for maintenance, location or relocation of poles and other installations.

THE STATE OF MAINE makes no representations or warranties with respect to the premises conveyed. The representations and warranties so excluded encompass, but are not limited to, those pertaining to:

land use and environmental matters; fitness of the premises or any portion thereof for any particular purpose; water quality or quantity; then condition or quality of the soil; inchoate or unrecorded liens; or the existence, status, or condition of access to, or public utilities serving the premises. Any subsequent use of, improvement to, or construction on the parcel is subject to all applicable laws, regulations, ordinances, and permitting requirements.

Parcel Seven: A certain lot or parcel of land situated in The City of Bangor, County of Penobscot, State of Maine, bounded and described as follows: Beginning at the northwest corner of Lot 81 as shown on a plan of Broadway Heights dated August, 1905 and recorded in the Penobscot County Registry of Deeds in Map Volume 8, Page 19, said lot further described in a deed from Marion I. Moriarty to Allen L. Rooks dated October 4, 1955 and recorded in the Penobscot County Registry of Deeds in Map Volume 1503, Page 185; thence N 10°32' 51" W twenty-five (25) feet to the center of Alden Street as shown on a plan recorded in the City Engineers Office in Plan Book 3, Page 30; thence S 78°13' 56" W, by and along the center of said Alden Street, one hundred forty (140) feet, more or less, to a point; thence S 10°32'51" E twenty-five (25) feet to the intersection of the north line of Lot 75 according to said plan of Broadway Heights and Interstate 95; thence S 89°42'07" E, by and along said Interstate 95, one hundred twenty-seven (127) feet, more or less, to a Right of Way monument: thence N 69°53'36" E, by and along said Interstate 95, seventeen (17) feet, more or less, to the west line of said Lot 81; thence N 10°32'51" W, by and along said Lot 81, twenty-four (24) feet, more or less, to the point of beginning.

EXCEPTING AND RESERVING and a certain lot or parcel of land described in the Deed from Green Diamond, LLC to Nicolas Gerald Ellis dated November 30, 2020, and recorded in Book 15828, Page 122, of said Registry.

ALSO EXCEPTING AND RESERVING and a certain lot or parcel of land described in the Deed from Green Diamond, LLC to Jason Mark Lewis dated March 4, 2021, and recorded in Book 15929, Page 222, of said Registry.

Being Parcels One, Two, Three, Four, Five and Seven as described in the deed from Nate Smith, personal representative of the Estate of Lilliam Smith, Nate Smith and Land Investments LLC to Green Diamond LLC, dated January 10, 2007 and recorded in the Penobscot County Registry of Deeds, Book 10806 Page 297.

WITNESS Green Diamond, LLC has caused this instrument to be executed by Kenneth S. Ray, its Manager this 15th day of April, 2022.

GREEN DIAMOND, LLC

Kenneth S. Ray

KENNETH S. RAY, MANAGER

STATE OF FL
COUNTY OF Walton ss.

April 15, 2022

Then personally appeared the above-named, Kenneth S. Ray and acknowledged the foregoing instrument to his/her/their free act and deed in his/her/their said capacity.

CL Lane

Attorney at Law/Notary Public

Cara Lane

Print Name

