

WARRANTY DEED
(Maine Statutory Short Form)

EMPIRE DEVELOPMENT, LLC, a Maine limited liability company, hereby grants to **SGE, LLC**, a Maine limited liability company with a mailing address of 198 Saco Avenue, Old Orchard Beach, Maine 04064, with Warranty Covenants, a certain lot or parcel of land located on the southeasterly side of Merganser Street in the City of Westbrook, County of Cumberland, State of Maine, more particularly bounded and described on the attached **Exhibit A**.

This conveyance is made SUBJECT to and together with the conditions, reservations and restrictions, easements and encumbrances, 250' shoreland setbacks, wetland buffers and boundaries, stream buffer, building setbacks, as set forth or referred to on said Plan recorded in Plan Book 205, Pages 766 - 767.

The above described premises are conveyed expressly SUBJECT to the DEP Findings of Fact, and Order dated July 18, 2005, and recorded in the Cumberland County Registry of Deeds on August 8, 2005 in Book 22994, Page 30.

This conveyance is made SUBJECT to the rights and easements granted to Central Maine Power Company and Verizon New England, Inc., recorded in said Registry of Deeds in Book 24630, Page 89 on December 5, 2006.


This conveyance is made SUBJECT to the rights and easements granted to Central Maine Power Company and Verizon New England, Inc., recorded in said Registry of Deeds in Book 24727, Page 6 on January 5, 2007.

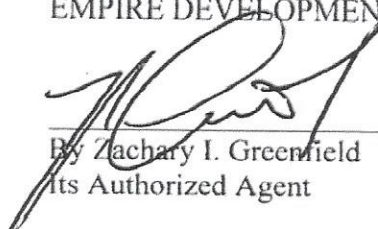
This conveyance is made SUBJECT to the current real estate taxes to the City of Westbrook subject to proration at closing, which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

Reference is made to the following Deeds: Warranty Deed from Clarisse M. Davis to the Grantor herein, dated September 7, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16724, Page 198; a Quitclaim Deed from Clarisse M. Davis to the Grantor herein, dated September 7, 2001 and recorded in the said Registry of Deeds in Book 16724, Page 200; and a Warranty Deed from Alfred E. Belisle and Margaret A. Belisle, dated September 18, 2003 and recorded in the said Registry of Deeds in Book 20231, Page 65.

Dated at Falmouth, Maine, this 29th day of December, 2016.

EMPIRE DEVELOPMENT, LLC


Witness

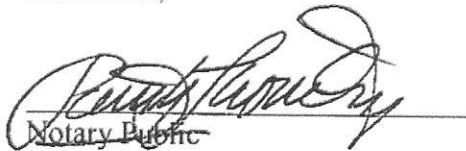

By Zachary I. Greenfield
Its Authorized Agent

STATE OF MAINE
CUMBERLAND, SS

December 29, 2016

The personally appeared the above-named Zachary I. Greenfield, in his capacity as Authorized Agent of Empire Development, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Empire Development, LLC.

Before me,



A handwritten signature in cursive script, appearing to read "Patrick D. Thornton", is written over a horizontal line.

~~Notary Public~~

Printed Name:

**PATRICK D. THORNTON
MAINE ATTORNEY AT LAW**

Received
Recorded Register of Deeds
Dec 29, 2016 03:08:13P
Cumberland County
Nancy A. Lane

EXHIBIT A

A certain lot or parcel of land located on the southeasterly side of Merganser Street in the City of Westbrook, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a capped 5/8" iron rod on the southeasterly sideline of Merganser Street at the southwesterly corner of land now or formerly of Smith Family Revocable Trust as described in a deed recorded in the Cumberland County Registry of Deeds in Book 20231, Page 65.

Thence:

- 1) S 79°07'15" E by said Smith Family Revocable Trust a distance of One Hundred Twenty-Four and 81/100 (124.81) feet to a capped 5/8" iron rod;
- 2) S 09°40'40" W by said Smith Family Revocable Trust a distance of One Hundred Ninety-Seven and 05/100 (197.05) feet to a capped 5/8" iron rod;
- 3) S 80°49'11" E by said Smith Family Revocable Trust a distance of One Hundred Ninety-Four and 26/100 (194.26) feet to a capped 5/8" iron rod at the northerly corner of Lot 23 as depicted on a plan of an Amended Definitive Subdivision Plan of Riverwoods Subdivision of Westbrook recorded in said Registry in Plan Book 201, Page 284;
- 4) S 38°31'43" W by said Lot 23 and Lot 24 as designated on said Plan a distance of Four Hundred Sixteen and 18/100 (416.18) feet to a capped 5/8" iron at the northeasterly corner of land designated as Lot 30A on an Amended Subdivision Plan of Gray Goose Estates recorded in said Registry in Plan Book 215, Page 482;
- 5) N 54°32'23" W by said Lot 30A a distance of Two Hundred Sixty-Three and 27/100 (263.27) feet to a capped 5/8" iron on the southeasterly sideline of said Merganser Street;
- 6) N 36°01'48" E by said Merganser Street a distance of One Hundred Thirty-Three and 19/100 (133.19) feet to a granite monument;
- 7) Northerly by said Merganser Street, following a curve to the left having a radius of Two Hundred Twenty-Five and 00/100 (225.00) feet, an arc distance of Seventy and 40/100 (70.40) feet to a granite monument;
- 8) N 18°06'14" E by said Merganser Street a distance of Two Hundred Sixty-Four and 60/100 (264.60) feet to the point of beginning.

Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

The above described parcel contains 123,006 square feet being a portion of land designated as Lot 30 as depicted on a plan of an Gray Goose Subdivision Plan recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 766 and depicted as Lot 30B on an Amended Subdivision Plan of Gray Goose Estates recorded in said Registry in Plan Book 215, Page 482;

Being the same premises conveyed to the Grantor herein by Royal River Development Company dated October 21, 2016 and recorded in said Registry in Book 33544, Page 79.

This deed is subject to a Mortgage Deed, Security Agreement and Financing Statement from Empire Development, LLC to Royal River Development Company dated October 21, 2016 and recorded in said Registry in Book 33544, Page 82.