

DLN: 1002140134065

QUITCLAIM DEED WITH COVENANT

Auburn Business Development Corp. (a/k/a Auburn Business Development Corporation), a Maine non-profit corporation with a place of business in Lewiston, Maine, FOR CONSIDERATION PAID, grants to LPF LLC, a Maine limited liability company with a mailing address of 65 First Flight Drive, Auburn, Maine 04211, WITH QUITCLAIM COVENANT, those certain lots or parcels of land situated in Auburn, Androscoggin County, Maine, bounded and described as follows:

Certain lots or parcels of land situated in the City of Auburn, Androscoggin County, State of Maine and being lots 1, 2, 3, 4, 5, 6, 7 and 8 shown on Subdivision Plan of Auburn Industrial Subdivision, Lewiston Junction Road, Auburn, ME for Record Owner: Auburn Business Development Corp. prepared by Sebago Technics, last revised April 26, 2016, recorded on June 13, 2016 in the Androscoggin County Registry of Deeds in Plan Book 51, Pages 110, 111 and 112.

Said premises are conveyed SUBJECT TO:

- 1. Rights and easements granted by Alphonse Bisson to Central Maine Power Company by instrument dated November 22, 1939 recorded in the Androscoggin County Registry of Deeds in Book 505, Page 290.**
- 2. Drainage and slope easements described in State of Maine Department of Transportation Notice of Layout and Taking dated October 8, 1985 recorded in the Androscoggin County Registry of Deeds in Book 1865, Page 146.**
- 3. Rights, easements, and reservations to relocate described in instrument granted by Auburn VPS Partnership to Edward J. Lamontagne dated March 9, 1994 recorded in the Androscoggin County Registry of Deeds in Book 3233, Page 118.**
- 4. Rights and easements granted by Auburn VPS Partnership d/b/a Auburn VPS Limited Partnership to Central Maine Power Company and New England Telephone Company by instrument dated July 7, 1994 and recorded in the Androscoggin County Registry of Deeds in Book 3337, Page 57.**
- 5. Rights and easements granted by Auburn VPS Partnership d/b/a Auburn VPS Limited Partnership to Central Maine Power Company and New England Telephone Company by instrument dated July 7, 1994 and recorded in the Androscoggin County Registry of Deeds in Book 3337, Page 58.**
- 6. Rights and easements described in Warranty Deed from Edward J. LaMontagne to J.B.**

Brown & Sons dated September 3, 1946 and recorded in the Androscoggin County Registry of Deeds in Book 3667, Page 62, as affected by Release Deeds recorded in said Registry of Deeds in Book 9738, Pages 309, 311, and 313.

7. Rights, easements, terms, and conditions set forth in Easement granted by Cascades Auburn Fiber, Inc. to Auburn Sewerage District dated January 24, 2001 and recorded in the Androscoggin County Registry of Deeds in Book 4579, Page 224.
8. Rights, easements, terms and conditions set forth in Easement granted by Cascades Auburn Fiber, Inc. to Auburn Sewerage District dated March 25, 2009 and recorded in the Androscoggin County Registry of Deeds in Book 7659, Page 232.
9. Rights, easements, terms and conditions set forth in Easement granted by Cascades Auburn Fiber, Inc. to Auburn Water District dated October 12, 2010, recorded in the Androscoggin County Registry of Deeds in Book 8031, Page 285.
10. Rights and easements set forth in Deed granted by Auburn Business Development Corporation to City of Auburn dated April 7, 2017, recorded in the Androscoggin County Registry of Deeds in Book 9575, Page 49.
11. Auburn Industrial Park Declaration of Covenant by Auburn Development Corporation and Kittyhawk Development Corporation dated October 24, 2006 recorded in the Androscoggin County Registry of Deeds in Book 6953, Page 173, as affected by Affidavit dated October 24, 2006 recorded in Book 6953, Page 189 and Amendment to Easement Deed dated June 24, 2010 recorded in Book 7960, Page 350.
12. Preservation Agreement Archaeological Site by and between Auburn Business Development Corporation and Maine Historic Preservation Commission dated December 3, 2008 recorded in the Androscoggin County Registry of Deeds in Book 7597, Page 140.
13. Rights and easements granted by Auburn Business Development Corp. to Central Maine Power Company and Northern New England Telephone Operations, LLC by instrument dated January 28, 2013 recorded in the Androscoggin County Registry of Deeds in Book 8615, Page 265.
14. Boundary Line Agreement by and between James R. McKay et al and Auburn Business Development Corporation dated August 8, 2014 and recorded in the Androscoggin County Registry of Deeds in Book 9050, Page 293.
15. Drainage Easement granted by James R. McKay and Sally A. McKay to Auburn Business Development Corporation dated May 22, 2015 recorded in the Androscoggin County Registry of Deeds in Book 9173, Page 118.


16. Declaration of Covenants and Restrictions by Auburn Business Development Corporation, dated April 26, 2016 recorded in the Androscoggin County Registry of Deeds in Book 9361, Page 138.

17. Declaration of Covenants EDA Restrictions by Auburn Business Development Corporation, dated May 13, 2016 recorded in the Androscoggin County Registry of Deeds in Book 9365, Page 49.

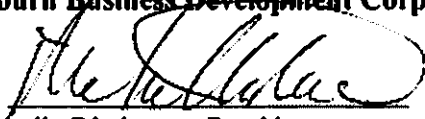
For the Grantor's Source of Title reference may be had to the following:

Warranty Deed from Armand B. Lapointe and Lena M. Lapointe to Auburn Business Development Corp., dated April 30, 2004 and recorded in the Androscoggin County Registry of Deeds in Book 5890, Page 152; Deed of Sale from Richard G. Hamann, Personal Representative of the Estate of Edward J. Lamontagne dated May 4, 2004 and recorded in the said Registry of Deeds in Book 5894, Page 211; and Warranty Deed from Kittyhawk Development Corp. dated November 10, 2011 and recorded in the said Registry of Deeds in Book 8279, Page 115.

In Witness Whereof, Auburn Business Development Corp. has caused this instrument to be signed and sealed in its corporate name by its undersigned officer, hereunto duly authorized, as of this 25th day of February 2021.



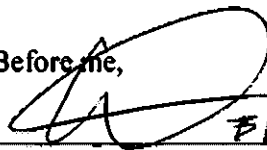
Witness

Auburn Business Development Corp.
By: 
Michelle Ritcheson, President

February 25, 2021

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.
CUM BEI AUIS

Then personally appeared before me the above-named Michelle Ritcheson in her aforesaid capacity as President of Auburn Business Development Corp., and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me, 

David C. Pierson, Attorney-At-Law