

### **QUITCLAIM DEED WITH COVENANT**

**Fox Run Residential Community, Inc.**, a Maine Corporation with a mailing address of 487 Pond Road, Lewiston, Maine 04240, for consideration paid, grants to **Fox Run MHP LLC**, a Delaware Limited Liability Company with a mailing address of 1910 Terracina Drive, Sacramento, California 95834, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an existing 1 inch iron pipe set in the ground in the northerly line of Sabattus Street, so called, at the southwesterly corner of land conveyed to Raymond M. Duval by Pauline T. Duval by deed dated October 1, 1992 and recorded in the Registry of Deeds for Androscoggin County in Book 2925, Page 98. thence:

1. South 85° 23' 45" West along the northerly line of said Sabattus Street, a distance of 17.83 feet to an angle in said Sabattus Street, thence;
2. South 84° 36' 45" West along the northerly line of said Sabattus Street, a distance of 202.17 feet to a point, thence;
3. North 05° 23' 15" West a distance of 500.00 feet to a point, thence;
4. South 83° 33' 33" West a distance of 525.59 feet to a point in the easterly line of land conveyed to Raymond N. Behnke by Mechanics Savings Bank by deed dated June 30, 1992 and recorded in said Registry in Book 2877, Page 337, said point being North 05° 23' 15" West a distance of 500.00 feet from the northerly line of said Sabattus Street, thence;
5. North 05° 23' 15" West along the easterly line of said Behnke, a distance of 164.01 feet to a capped 3/4 inch iron rod, numbered 492, set in the ground at the northeasterly corner of said Behnke and in the southeasterly line of land conveyed to Gerard H. Grondin and Rollande Grondin by Delia Veilleux by deed dated June 9, 1969 and recorded in said Registry in Book 1006, Page 245, thence;
6. North 58° 24' 35" East along the southeasterly line of said Grondin's land and along the southeasterly line of land conveyed to Raymond D. Fortier and Gertrude E. Fortier by Donald P. Bowen and Constance F. Bowen by deed dated May 8, 1968 and recorded in said Registry in Book 987, Page 741, a distance of 1,333.25 feet to an existing 3/4 inch iron rod, numbered 492, set in the around at a corner of said Fortier's land, thence;

7. South 36° 48' 18" East along the southwesterly line of said Fortier's land, a distance of 825.00 feet to an existing  $\frac{3}{4}$  inch iron rod, numbered 492, set in the ground at the Southerly corner of said Fortier's land and at an angle in the northwesterly line of land conveyed to Anthony I. Crowley and Anna M. Crowley by Constance F. Bowen by deed dated March 2, 1993 and recorded in said Registry in Book 2735, Page 81, thence;

8. South 52° 40' 45" West along the northwesterly line of said Crowley's land and along the northwesterly line of land conveyed to Bruce Z. Pinette and Elaine B. Pinette by Bruce Z. Pinette, Barbara G. Caron, Diane G. Hendrix and Susan T. Leeman by deed dated November 20, 1986 and recorded in said Registry in Book 2029, Page 327, and along the northwesterly line conveyed to Roland M. Condon and Darlene J. Condon by Hazel M. Garnes by deed dated July 1, 1985 and recorded in said Registry in Book 1831, Page 194, a distance of 572.49 feet to an existing capped  $\frac{3}{4}$  inch iron rod, numbered 492, set in the ground at the northwesterly corner of said Condon's land and at the northeasterly corner of said Duval's land, thence;

9. South 83°33' 33" West along the northerly line of said Duval's land, a distance 389.30 feet to an existing capped  $\frac{3}{4}$  inch iron rod, numbered 492, set in the ground at the northwesterly corner of said Duval's land, thence;

10. South 04° 02' 28" East along the westerly line of said Duval's land, a distance of 239.00 feet to the point of beginning.

Bearings are magnetic January 1989.

Reference is made to a plan entitled – "Fox Run" dated December 12, 1989 and recorded in the Registry of Deeds for Androscoggin County in Book of Plans Book 35, Pages 93 and 94.

SUBJECT TO easements conveyed to Central Maine Power Company dated September 13, 1955, April 18, 1957 and February 11, 1980, and recorded respectively in said Registry of Deeds in Book 738, Page 25, Book 765, Page 406 and Book 1450, Page 70.

SUBJECT TO rights and easements granted to Central Maine Power Company New England Telephone and Telegraph Company dated May 18, 1988 and recorded in said Registry of Deeds in Book 2303, Page 235.

SUBJECT TO rights and easements granted to Central Maine Power Company New England Telephone and Telegraph Company dated June 18, 1990 and recorded in said Registry of Deeds in Book 2589, Page 216.

SUBJECT TO rights and easements granted to Central Maine Power Company New England Telephone and Telegraph Company dated June 18, 1990 and recorded in said Registry of Deeds in Book 2589, Page 217.

SUBJECT TO AND EXCEPTING HEREFROM Notice of Layout and Taking as set forth in the instrument recorded in said Registry of Deed is in Book 2893, Page 101.

SUBJECT TO rights and easements granted to Central Maine Power Company and Bell Atlantic d/b/a New England Telephone and Telegraph Company dated December 15, 1998 and recorded in said Registry of Deeds in Book 4138, Page 77.

SUBJECT TO a certain Lease Agreement between Grantor and Coleen C. Varney dated August 21, 2013 and recorded in said Registry of Deeds in Book 8766, Page 284.

SUBJECT TO the terms and conditions of the UCC Financing Statement as set forth in an instrument recorded in said Registry of Deeds in Book 8900, Page 228.

SUBJECT TO the terms and conditions of the UCC Financing Statement as set forth in an instrument recorded in said Registry of Deeds in Book 8900, Page 240.

SUBJECT TO a certain Lease Agreement between Grantor and Valerie Jackson dated March 11, 2020 and recorded in said Registry of Deeds in Book 10344, Page 73.

SUBJECT TO a certain Lease Agreement between Grantor and Sally Shaw and Warren Fink dated October 16, 2023 and recorded in said Registry of Deeds in Book 11455, Page 157.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

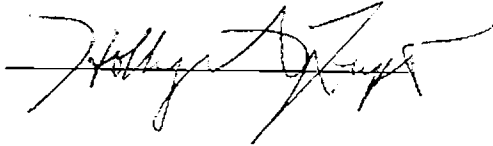
Pursuant to the provisions of 10 M.R.S.A., Section 9094-A, the above-described property is currently operated as a mobile home park and the Grantee is prohibited from changing the use of the above-described property from a mobile home park for a period of Two (2) years after the date of this transfer.

Being the same premises conveyed to Fox Run Residential Community, Inc. by virtue of the deed from Gerard E.S. Jutras and Diane E. Jutras dated November 30, 1999 and recorded in the Androscoggin County Registry of Deeds in Book 4358, Page 143.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Fox Run Residential Community, Inc. has caused its company name and seal to be hereunto affixed by Toby Jutras, as agent for Gerard Jutras, its President, pursuant to the Limited Power of Attorney dated March 14, 2025 thereunto authorized, this 17<sup>th</sup> day of March, 2025.

Fox Run Residential Community, Inc.



By:



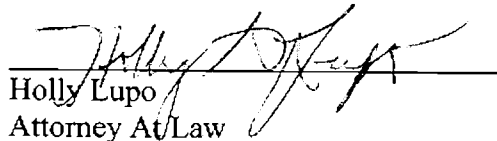
Toby Jutras, as Agent for Gerard Jutras, Its President, pursuant to the Limited Power of Attorney dated March 14, 2025

STATE OF MAINE  
COUNTY OF ANDROSCOGGIN, SS.

March 17, 2025

Personally appeared the above-named Toby Jutras, as Agent for Gerard Jutras, President of Fox Run Residential Community, Inc., pursuant to the Limited Power of Attorney dated March 14, 2025 and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,



Holly Lupo  
Attorney At Law