

QUITCLAIM DEED WITH COVENANT

WALNUT HILL INVESTMENTS, LLC, a Maine Limited Liability Company with a principal place of business in the Town of North Yarmouth, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

GRAIVER HOMES, INC., a Maine Corporation with a principal place of business in the Town of Falmouth, County of Cumberland and State of Maine and a mailing address of 40 Farm Gate Road, Falmouth, Maine 04105,

Certain lots or parcels of land with any buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, bounded and described as follows:

Lots 1, 3, 4, 5, 6, 7, 8 and 9 as shown on a plan entitled "Spring Valley Subdivision, Cumberland, Maine" made for Walnut Hill Investments, LLC by Sevee & Maher Engineers, Inc. dated November 2016 and recorded at the Cumberland County Registry of Deeds on June 29, 2017 in Plan Book 217, Page 237.

Being a portion of the premises conveyed to Grantor herein by deed of Mark M. Fuller dated October 20, 2016 and recorded at the Cumberland County Registry of Deeds in Book 33542, Page 1.

Also conveying a right of way easement in common with Grantor, its successors and assigns and others running from Blackstrap Road to the herein conveyed lots as shown on said plan recorded at said Registry of Deeds in Book 217, Page 237.

Said right-of-way easement shall be for all purposes of ingress and egress by pedestrians or vehicles and for the installation and maintenance of any and all utility lines, pipes, conduits and their appurtenant facilities, and said right-of-way areas may be improved for any such purposes.

This right of way easement is intended to be used for the same purposes for which a town road would be used including utilities, and said area may be improved for said purposes.

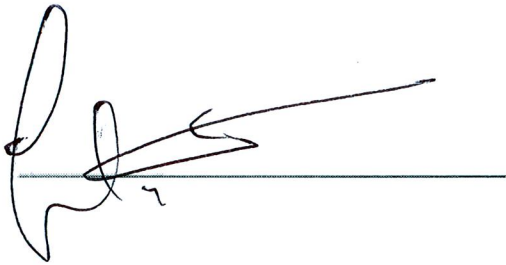
The provisions described herein shall be deemed covenants running with the land, burdening and benefiting the respective premises.

The premises are also conveyed subject to, and together with, any and all notes, easements, restrictions, encumbrances, rights and privileges as are indicated on said Plan recorded in Plan Book 217, Page 237 as applicable.

This conveyance is made subject to all rights of way, easements, conditions, restrictions and covenants of record.

Grantor further retains the right to excavate and extract sand and gravel from said premises without cost to build the road and regrade the lots pursuant to said Plan.

IN WITNESS WHEREOF, the said WALNUT HILL INVESTMENTS LLC has caused this instrument to be signed and sealed by Benjamin C. Grover, its Member thereunto duly authorized this 30th day of June, 2017.



WALNUT HILL INVESTMENTS LLC

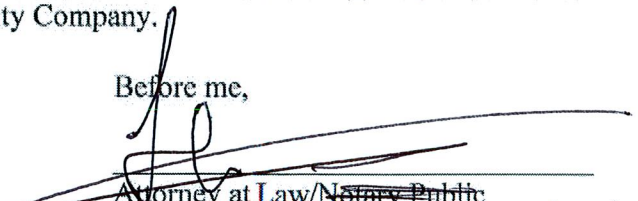
By: Benjamin Grover
Benjamin C. Grover, Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

June 30, 2017

Then personally appeared the above-named BENJAMIN C. GROVER, Manager of WALNUT HILL INVESTMENTS LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.

Before me,



Attorney at Law/Notary Public

Print Name: Frank K. N. Chowdhry

My Commission Expires: N/A