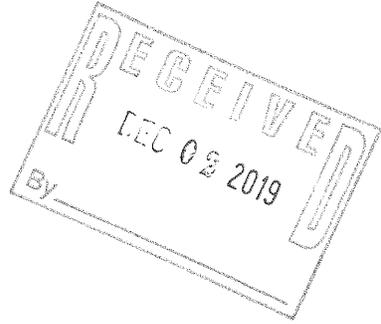


DAVID GIARUSSO / ANGELINA'S – 655 Main Street – Map
13 Block 49 – GBD2 – Site Plan and Design Review to
replace a 20'7.5"x27' three season canopy with a new
20'7.5" x22'6" four season framed structure. Height of 15'9"
will not change.

For December 9, 2019 Meeting



After recording return to:

Daniel T. Rush, P.A.
124 Fletcher Street
Kennebunk, Maine 04043

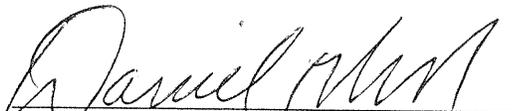
_____ Space Above This Line For Recording Data _____

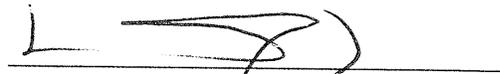
QUITCLAIM DEED WITH COVENANT
(Maine short form)

DAVID P. GIARUSSO, JR., of Ogunquit, York County, Maine, GRANTS TO **PORTSIDE REALTY TRUST, LLC**, with a mailing address of P.O. Box 1332, Ogunquit, Maine 03907 with **QUITCLAIM COVENANT**, the premises located in Kennebunk, York County, Maine, bounded and described as follows:

SEE "EXHIBIT A" ATTACHED HERETO
AND MADE A PART HEREOF

IN WITNESS WHEREOF, the said **DAVID P. GIARUSSO, JR.** has executed this instrument this 2ND day of DECEMBER, 2019.

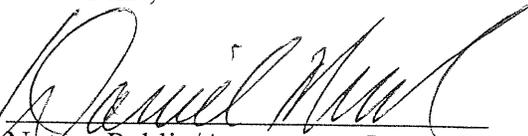

WITNESS


DAVID P. GIARUSSO, JR.

STATE OF MAINE
COUNTY OF YORK

DECEMBER 2, 2019

Then personally appeared the above-named **DAVID P. GIARUSSO, JR.**, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney-at-Law
Print Name: DANIEL T. RUSH

**EXHIBIT A – QUITCLAIM DEED WITH COVENANT
DAVID P. GIARUSSO, JR. TO PORTSIDE REALTY TRUST, LLC**

A certain lot or parcel of land together with all buildings and improvements thereon situated on the westerly side of, and adjacent to Route #1 in Ogunquit, York County, Maine, bounded and described as follows:

BEGINNING at the Northeasterly corner of PARCEL ONE as described in a Warranty Deed from Dorothy M. Capezzuto to David P. Giarusso, Jr. dated June 3, 2015 and recorded in Book 17048, Page 261, York Registry;

THENCE; running from said point of beginning in a generally westerly direction by and along the southerly bound of land now or formerly of Klocek and Pender a distance of Ninety (90) feet, more or less to a point;

THENCE; continuing by and along said premises now or formerly of Klocek and Pender in a generally westerly direction, a distance of twenty (20) feet more or less to a point;

THENCE; continuing by and along said premises now or formerly of Klocek and Pender a distance of fifty (50) feet, more or less, to a point marking the northeasterly corner of the premises herein described and conveyed;

THENCE; turning at a right angle and running by and along premises now or formerly of Entwistle in a generally southerly direction a distance of ninety (90) feet more or less to a point marking the northwesterly corner of the premises conveyed to David P. Giarusso, Jr. by deed of Samdel, Inc. and Footbridge Realty Trust dated July 15, 2005 and recorded in Book 14537, Page 331, York Registry;

THENCE; running still in a generally southerly direction by and along premises now or formerly of Entwistle, Iovine and Lawson a distance of seventy five (75) feet to a point marking the southwesterly corner of said premises conveyed by Samdel, Inc. and Footbridge Realty Trust to Giarusso;

THENCE; turning and running at a right angle and running in a generally southerly direction on a line parallel to the northerly bound of said premises conveyed to Giarusso by Samdel, Inc. and Footbridge Realty Trust by and along premises now or formerly of Joan A. Thomas a distance of One Hundred and Sixty (160) feet to US Route #1;

THENCE; turning and running in a generally northerly direction by and along Route #1 a distance of One Hundred and Seventy Five (175) feet to the point of beginning.

Comprising .65 acres, more or less. The above legal description is a parameter description encompassing the two lots referenced below.

The purpose of this deed is to create one lot of record for all purposes by combining the lot conveyed to David P. Giarusso, Jr. by deed dated July 15, 2005, Book 14537, Page 331, York Registry (Tax Map 13, Lot 49) and the lot conveyed to David P. Giarusso, Jr. by deed dated June 30, 2015 recorded in Book 17048, page 261, York Registry (Tax Map 13, Lot 50).

The within premises are conveyed subject to an EASEMENT, HEREBY RESERVED, for the sole and exclusive benefit of Grantor David P. Giarusso, Jr., his heirs, transferees and assigns on, over, across and under the EASEMENT PREMISES and for the purposes hereinafter described.

EASEMENT AREA

PARCEL ONE

A certain lot or parcel of land together with the buildings and improvements thereon, situated in the Town of Ogunquit, County of York and State of Maine, lying on the Westerly side of U.S. Route #1 and being more particularly bounded and described as follows: BEGINNING at the Southeasterly corner of the lot hereby conveyed at an iron pin in a granite monument and running thence Northerly by said U.S. Route 1 for a distance of One Hundred (100) feet, more or less, to a point; THENCE, turning and running Westerly by land now or formerly of Klocek and Pender for a distance of Ninety (90) feet, more or less; THENCE, turning and running Southerly by Parcel Two described herein for a distance of Ninety (90) feet, more or less, to land now or formerly of Freeman; THENCE, turning and running Easterly by and along said land of Freeman for a distance of Ninety (90) feet, more or less, to the point of beginning.

PARCEL TWO

Also another lot or parcel of land situated in the Town of Ogunquit, York County and State of Maine and immediately adjoining the above described lot and bounded as follows: BEGINNING at the Southwesterly corner of Parcel One and thence running by land formerly of Robert H. Cyr, et al for a distance of Twenty (20) feet more or less to the Southeasterly corner of Parcel Three, hereafter described, THENCE, turning and running Northerly by said Parcel Three, being other land formerly of Robert H. Cyr, et al, for a distance of Ninety (90) feet, more or less, to land now or formerly of Klocek and Pender; THENCE, turning and running a distance of Twenty (20) feet, more or less, by said Klocek and Pender land to the Northwesterly corner of Parcel One; THENCE, turning and running Southerly by said Parcel One to the point of beginning for a distance of Ninety (90) feet, more or less.

PARCEL THREE

Also another certain lot or parcel of land situated in the Town of Ogunquit, County of York and State of Maine being bounded and described as follows: BEGINNING at the Southwesterly corner of Parcel Two hereinbefore described and running thence Westerly in a continuation of the line in the same course as the Southwesterly sideline of Parcels One and Two above described for a distance of Fifty (50) feet, more or less, by land now or formerly of Freeman to a granite monument in the ground; THENCE, turning and running at right angles to said first described line Northerly by land now or formerly of Entwistle for a distance of Ninety (90) feet, more or less; THENCE, turning and running Easterly for a distance of Fifty (50) feet, more or less, by land now or formerly of Klocek and Pender to the Northwesterly corner of Parcel Two above-described; THENCE, turning and running Southerly by said Parcel Two above-described for a distance of Ninety (90) feet, more or less, to the point of beginning.

Said EASEMENT AREA is comprised of the land conveyed to David P. Giarusso, Jr. by deed of Samdel, Inc./Footbridge Realty Trust dated July 15, 2005 and recorded in Book 14537, Page 331, York Registry. The total EASEMENT AREA covers .37 acres.

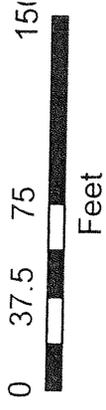
NATURE AND PURPOSE OF EASEMENT

The EASEMENT herein reserved is exclusively for the benefit of David P. Giarusso, Jr., is commercial in nature, is perpetual and is transferable or assignable by David P. Giarusso, Jr. It is intended to be an EASEMENT IN GROSS.

The purpose of the RESERVED EASEMENT is to reserve to David P. Giarusso, Jr. all rights to control parking and travel on, over and across the EASEMENT AREA on terms and conditions he deems appropriate in his sole discretion. The EASEMENT rights reserved hereby include the right to pave and repair the EASEMENT AREA; the rights to install, remove, locate and relocate all utilities; the right to designate parking areas and travel areas, and the right to allow such persons or entities as determined by David P. Giarusso, Jr., to utilize the EASEMENT AREA on such terms and conditions as deemed appropriate by David P. Giarusso, Jr., including leasing and/or granting subeasements and licenses to others to utilize all or part of the EASEMENT AREA.

Ogunquit, ME

Legend



This map was generated by the Town of Ogunquit online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantees the accuracy of information provided herein.

Map generated on: 6/29/2015





18RETTD

00

MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

1. County YORK

2. Municipality OGUNQUIT

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

PORTSIDE REALTY TRUST

3c. Last name, first name, MI; or business name

3e. Mailing address after purchasing this property

P.O. BOX 1332

3f. Municipality

OGUNQUIT

3b. Federal ID

3d. Federal ID

3g. State 3h. ZIP Code

ME 03907

BOOK/PAGE - REGISTRY USE ONLY

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

GIARUSSO, DAVID P., JR.

4c. Last name, first name, MI; or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

P.O. BOX 1332

4f. Municipality

OGUNQUIT

4g. State 4h. ZIP Code

ME 03907

5. PROPERTY

5a. Map

13

Block

49, 50

Lot

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

5d. Acreage (see instructions)

0.65

5c. Physical location

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$ 0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Transfer from individual to wholly owned limited liability company.

7. DATE OF TRANSFER (MM-DD-YYYY)

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

Deed from individual to limited liability company to combine lots.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: _____ Phone number: _____

Mailing address: _____ Email address: _____

_____ Fax number: _____