

TITLE, RIGHT, OR INTEREST

WARRANTY DEED
KNOX COUNTY REGISTRY OF DEEDS
BOOK 5663 PAGE 224

CERTIFICATE OF GOOD STANDING

LETTER OF AGENT AUTHORIZATION

Receipt # 123829 KNOX SS: RECEIVED
VOL 5663 PG 224
ERECORDED 01/04/2021 08:52:11 AM
3 Pages
Instr # 2021-27
ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

Real Estate Transfer Tax Paid

**QUITCLAIM DEED
With Covenant
Corporate Grantor**

KNOW ALL MEN BY THESE PRESENTS

THAT **ROCKLAND HARBOR PARK, LLC**, a Delaware limited liability company having a place of business located in the City of Rockland, County of Knox, State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by **SHM ROCKLAND, LLC**, a Delaware limited liability company with a place of business in the City of Rockland, County of Knox, State of Maine, whose mailing address is c/o Safe Harbor Marinas, 14785 Preston Road, Suite 975, Dallas, TX 75254, the receipt of which it does hereby acknowledge, does hereby **remise, release, bargain, sell and convey**, and forever **quitclaim** with Warranty Covenants unto the said **SHM ROCKLAND, LLC**, a Delaware limited liability company, its successors and assigns forever, a certain lot or parcel of land, together with any improvements thereon, situated in Rockland, County of Knox and State of Maine, and being more particularly bounded and described as follows:

SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, the said Rockland Harbor Park, LLC has caused this instrument to be signed by STUART G. SMITH, its Member, thereunto duly authorized, this 30 day of December, 2020.

Signed, sealed and delivered
in the presence of

ROCKLAND HARBOR PARK, LLC,
a Delaware limited liability company

Witness

By: Stuart G. Smith
STUART G. SMITH, Member
MANAGER

**STATE OF MAINE
COUNTY OF KNOX, ss.:**

December 30, 2020

Then personally appeared before me the above-named Stuart G. Smith and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Mark A. Cousay
Notary Public
Mark A. Cousay

EXHIBIT A

LEGAL DESCRIPTION

A certain lot or parcel of land located on the northeasterly side of Ocean Street and on the westerly side of Rockland Harbor in the City of Rockland, County of Knox, State of Maine, and being more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed at an angle in the northeasterly right-of-way line of Ocean Street at the most southwesterly corner of the parcel being conveyed herein. Said point of beginning being N 68°17'52" W a distance of 247.74 feet from a 3/4 inch rebar found at the southwesterly corner of land of the City of Rockland as described in a deed recorded in Book 877, Page 30 of the Knox County registry of Deeds.

THENCE N 11°49'25" E along land being retained by the grantor herein a distance of 156.00 feet to a 5/8 inch rebar proposed.

THENCE N 89°20'28" W along land being retained by the grantor herein a distance of 245.87 feet to the outside face of the southerly terminus of a boardwalk.

THENCE northerly, northeasterly and northerly along said outside face of a boardwalk a distance of 755 feet more or less to the northerly terminus of said boardwalk at land of the City of Rockland as described in a deed recorded in Book 159, Page 126 of the Knox County Registry of Deeds which point bears N 05°03'01" W a distance of 629.98 feet from said southerly boardwalk terminus.

THENCE southeasterly along said land of the City of Rockland to the mean low water line of Rockland Harbor.

THENCE southeasterly, easterly, northeasterly and southerly along said mean low water line of Rockland Harbor a distance of 1,390 feet more or less to other land of the City of Rockland as described in a deed recorded in Book 877, Page 30 of the Knox County Registry of Deeds.

THENCE southwesterly along said other land of the City of Rockland to the apparent high water line.

THENCE S 32°35'15" W along said other land of the City of Rockland a distance of 23 feet more or less to a 5/8 inch rebar found which bears S 44°23'33" E a distance of 945.38 feet from said northerly boardwalk terminus.

THENCE S 32°35'15" W along said other land of the City of Rockland a distance of 154.33 feet to a 5/8 inch rebar found.

THENCE S 48°43'06" W along said other land of the City of Rockland a distance of 104.74 feet to a 3/4 inch rebar found on the northeasterly right-of-way line of Ocean Street.

THENCE N 68°17'52" W along said northeasterly right-of-way line of Ocean Street a distance of 247.74 feet back to the point of beginning.

MEANING and intending to convey 4.78 acres of land as shown on a plan titled "CONVEYANCE PLAN, BAYVIEW MANAGEMENT" by Gartley & Dorsky Engineering & Surveying dated November 30, 2020.

The parcel described herein is a portion of land conveyed to Rockland Harbor Park, LLC as described in a deed recorded in Book 3774, Page 125 of the Knox County Registry of Deeds.

All directions are referenced to True North.



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Wed Jun 23 2021 08:12:07. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
SHM ROCKLAND, LLC	20210751FC	LIMITED LIABILITY COMPANY (FOREIGN)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
12/16/2020	N/A	DELAWARE

Other Names **(A=Assumed ; F=Former)**

SAFE HARBOR ROCKLAND A

Clerk/Registered Agent

CORPORATION SERVICE COMPANY
45 MEMORIAL CIRCLE
AUGUSTA, ME 04330

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