

**MAINE REAL ESTATE
TRANSFER TAX PAID**

BK14951 PGS 196 - 197 12/29/2023 02:09:24 PM
INSTR#: 2023026087 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

**QUITCLAIM DEED
With Covenant**

KNOW ALL PERSONS BY THESE PRESENTS

DLN: 1002340260798


THAT EJ HOLDINGS LLC, a Maine Limited Liability Company, with a principal place of business in Topsham, Maine, for consideration paid, grants to **EJ HOLDINGS, LLC**, a Maine Limited Liability Company, a 70% undivided interest in common and grants to **ROCK PROPERTY GROUP, LLC**, a Maine Limited Liability Company of Cumberland, Maine, a 30% undivided interest in common, *with Quitclaim Covenants*, a certain lot or parcel of land, with any buildings thereon, located at 22 Ash Street, in the City of Waterville, County of Kennebec and State of Maine, being bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN**

Being the same premises conveyed in a Deed from Johneisha Joanna Williams to EJ Holdings LLC, of even date and recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, EJ HOLDINGS LLC, the Grantor, has caused this instrument to be executed by Eric J. Mowatt, its Member thereunto duly authorized, as of the 29th day of December, 2023.

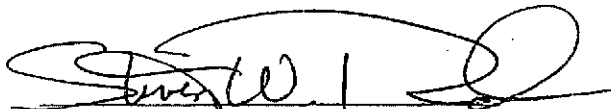
EJ HOLDINGS LLC

By: 
Eric J. Mowatt
Its: Member

STATE OF MAINE
County of Cumberland

December 29, 2023

Then personally before me appeared the above-named Eric J. Mowatt, Member of **EJ HOLDINGS LLC**, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.


Notary Public/Attorney at Law

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGEMENTS
PURSUANT TO 4 M.R.S.A. 1910)

Printed Name: _____
COMMISSION EXPIRES: N/A

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Bounded northerly by Ash Street Fifty-Two (52) feet, easterly by land formerly occupied by Peter Pierce One Hundred Twelve (112) feet; southerly by a line parallel with said Ash Street, and distant therefrom One Hundred Twelve (112) feet, said line being Fifty-Four (54) feet; and westerly by land now or formerly occupied by George Bushey, One Hundred Twelve (112) feet.