**QUITCLAIM DEED WITHOUT COVENANT**

KNOW ALL BY THESE PRESENTS, that **North Fire, LLC**, which has a registered address c/o Daniel Walker, P.O. Box 1058, Augusta, Maine, acting pursuant to 14 M.R.S.A. §§6321 *et seq.* and in accordance with a Judgment of Foreclosure and Sale docketed in the Sagadahoc County Superior Court (Docket No. RE-19-11) on June 29, 2020 in the matter of *North Fire, LLC[[1]](#footnote-1) v. Shawn S. Lamoreau, Christine Lamoreau, Kyle J. Hitchcock, Amanda M. Hitchcock, and Lamoreau Improvements Inc., et al.,* and concerning a Mortgage recorded in the Sagadahoc County Registry of Deeds in Book 2017R, Page 08681, in consideration of One Dollar ($1.00) and other valuable consideration paid by Southworth Investments, LLC, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said **Southworth Investments, LLC**, its successors and assigns forever: a certain lot or parcel of land, together with any buildings thereon, situated 239-241 Carding Machine Road, Bowdoinham, Maine 04008; being more particularly described in the attached Exhibit A.

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating time, place and terms of the sale was published on January 7, 2021, January 14, 2021, and January 21, 2021 in the *Boothbay Register and the Lincoln County News* and on January 8, 2021, January 15, 2021, and January 22, 2021 in the *Times Record*, which are newspapers of general circulation in Bowdoinham, Maine. The first public advertisement took place prior to the date set forth in the December 16, 2020 *Consented-to Order Substituting Plaintiff, Extending Time to Advertise, and Permitting Staggered Sales of Properties*. The statutory period of redemption having expired on September 27, 2020, the public sale was initially scheduled for February 12, 2021 and adjourned/postponed to March 8, 2021 with announcement to all parties present at the time of adjournment. The sale was held on March 8, 2021, at which time the grantee was the highest bidder.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Southworth Investments, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, North Fire, LLC has caused this instrument to be signed in its corporate name by Brad Moll, sole member of North Fire, LLC.

Dated: March 8, 2021 North Fire, LLC

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By Brad Moll, Member

STATE OF MAINE

CUMBERLAND, ss March 8, 2021

Then personally appeared the above named Brad Moll, sole member of North Fire, LLC, and acknowledged the foregoing instrument to be his free act and deed, in said capacity, and the free act and deed of North Fire, LLC

Before me,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public / Attorney at Law

Printed Name

1. North Fire, LLC was substituted as the named Plaintiff in this action by Order Substituting Plaintiff, dated February 23, 2021 [↑](#footnote-ref-1)