

BK: OR 7408 PAGE: 689 # OF PGS: 2
09/30/2025 02:26:43 PM Inst # 2025012677
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

DLN: 3152250
TRUSTEES' DEED

JOHN ADLER and GERDA P. NEWBOLD, having a mailing address of 225 12th Street, Santa Monica, California 90402, as **Co-Trustees of THE NEWBOLD ADLER FAMILY TRUST OF 2001**, by the power conferred by law, and every other power, for consideration paid, **GRANT** to **GREGORY J. SCOTT and TERRI E. SCOTT**, having a mailing address of 110 N. Duke Street, Apt. 206, Lancaster, Pennsylvania 17602, as Joint Tenants, a certain lot or parcel of land, together with any and all improvements thereon, situated in the Town of Mount Desert, Hancock County, Maine, more particularly described in Exhibit A attached hereto and incorporated herein.

WITNESS our hands and seals this 27th day of September, 2025.



John Adler, Co-Trustee of the
Newbold Adler Family Trust of 2001



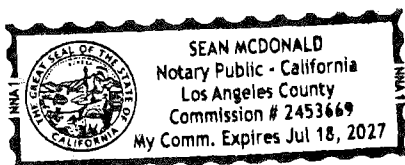
Gerda P. Newbold, Co-Trustee of the
Newbold Adler Family Trust of 2001

STATE OF CALIFORNIA
COUNTY OF Los Angeles

September 27th, 2025

Personally appeared the above-named John Adler and Gerda P. Newbold, Co-Trustees as aforesaid, and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,





Notary Public
Printed Name: Sean McDonald
My Commission Expires: July 18, 2027

EXHIBIT A
Trustees' Deed

A certain lot or parcel of land situated in the village of Northeast Harbor, Town of Mount Desert, Hancock County, Maine, together with the improvements thereon, described in a deed from Kenneth L. Eaton, Jr., and Ellen B. Eaton to John Adler and Gerda P. Newbold, Trustees, dated August 12, 2021 and recorded in Book 7146, Page 270 of the Hancock County, Maine, Registry of Deeds, as follows:

Beginning in the south line of a private road twenty (20) feet in width, leading east from Manchester Road, at a point sixteen and five-tenths (16.5) feet east from the northeast corner of a certain lot conveyed by Danforth J. Manchester to James B. Bain, by deed dated May 31, 1913, and recorded in the Hancock County Registry of Deeds in Book 610, Page 1; thence from said point easterly following the south line of said private road two hundred (200) feet more or less to a point sixteen and five-tenths (16.5) feet west from the west line of land now or formerly of Sarah Reynolds; thence southerly following the west line of a right of way sixteen and five-tenths (16.5) feet in width, one hundred and five (105) feet; thence westerly, parallel to and one hundred and five (105) feet southerly from the south line of said private road twenty (20) feet in width, two hundred (200) feet more or less to a point sixteen and five-tenths (16.5) feet east from the southeast corner of said lot conveyed May 31, 1913; thence northerly one hundred and five (105) feet to the point of beginning, containing one-half (1/2) acre, more or less, said lot being Lots No. 4 and 5 on a plan made in 1913 by Alvah L. Reed of the property of the said Danforth J. Manchester.

Together with and as appurtenant to the herein conveyed lot and every part thereof, a right of way over the private roads to the town roads, and the right to lay sewer and water pipes therein in common with others. Together also the right to lay water pipes under the surface, in common with others over a strip of land eight (8) feet in width along the east line of a certain lot conveyed by the said Danforth J. Manchester to Belle S. Knowles by deed dated January 11, 1928, subject to the terms in said Knowles deed.

Together with and as appurtenant to the said lot conveyed May 31, 1913, the right to lay water pipes through the said eight (8) foot strip of land as conveyed to the said Knowles and subject to the terms in said Knowles deed."

The above description is the original description of the conveyance from Frederick S. Solari and Patricia B. Solari to Kenneth Laurie Eaton and Helena S. Eaton dated January 11, 1973 and recorded in Book 1161, Page 616, and incorporates the exception in said deed, which had previously been deeded by said grantors to said grantees in Book 833, Page 157. Because the deed in Book 3897, Page 228 referenced only Book 1161, Page 616 (with its exception), the once-excepted parcel in Book 833, Page 157 required probate to clear title.