

## EASEMENT DEED

ELISABETH B. MCLANE and JEREMIAH MCLANE, TRUSTEES of the CBM CHILDREN'S REAL ESTATE TRUST, established under agreement dated March 20, 2001, as amended, with a mailing address of 22 Blue Moon Road, South Strafford, VT 05070, grant to KEVIN M. MATHEWSON with a mailing address of P.O. Box 313, Brooklin, ME 04616, and to THOMAS MURRAY MATHEWSON and GRETCHEN MATHEWSON as joint tenants, with a mailing address of 500 West 235 St. Apt. 3H, Bronx, NY 10463, as appurtenant to their respective properties referenced below, certain easements over a portion of the Grantors' land located in the Town of Brooklin, Hancock County, Maine, said easements are for vehicle access, parking, and pedestrian access over the three areas described in Exhibit "A" attached hereto as "Vehicle Ingress and Egress Area", "Parking Area", and "Pedestrian Path Area" (collectively the "Easement Area"), with the terms of said easements as follows (collectively the "Easements"):

1. The Easements burden and cross a portion of the land of the Grantors described in the deed from Malcolm McLane, the Independent Trustee of the Charles B. McLane Qualified Personal Residence Trust, to Eben T. McLane and Elisabeth R. McLane, Co-Trustees of the CBM Children's Real Estate Trust, said deed dated January 22, 2008, and recorded in Book 4934, Page 292 at Hancock County Registry of Deeds.
2. The Easements benefit and are appurtenant to the premises of Kevin M. Mathewson described in the deed recorded at said Registry of Deeds on May 6, 2016, in Book 6562, Page 79.
3. The Easements benefit and are appurtenant to the premises of Thomas Murray Mathewson and Gretchen Mathewson described in the deed dated October 27, 2022, and recorded at said Registry of Deeds in Book 7239, Page 853.
4. The purpose of the Easements is to provide access over the Easement Area to the "common lot" as referenced in the Grantees' deeds, said "common lot" is owned in common with the Grantors and the Grantees (and others). For Grantors' title to the "common lot", reference is made to Parcel Two in the deed to the Grantors recorded on April 19, 2002, at said Registry of Deeds in Book 3300, Page 94.

5. The Grantees, their heirs and assigns, may (i) cross the entire Easement Area on foot; and (2) use the Vehicle Ingress and Egress Area as described in Exhibit A by vehicle to access the Parking Area described in Exhibit A, where vehicles may be parked for the sole purpose of accessing the common lot from the Parking Area on foot over the Pedestrian Path Area, all as described in Exhibit A.
  
6. No structures of any nature shall be placed within the Easement Area. All work undertaken on the Easement Area to create a vehicle path and parking area shall be done in a workmanlike manner after all and any premits required under law are obtained.

WITNESS our hand and seal this 13 day of May, 2026.

CBM CHILDREN'S REAL ESTATE TRUST  
 established under agreement dated March 20, 2001

Elisabeth B. McLane  
 By: Elisabeth B. McLane, Trustee

Jeremiah McLane  
 Jeremiah McLane, Trustee

STATE OF Vermont  
 COUNTY OF Orange

Dated: May 13, 2026

Personally appeared, the above-named Elisabeth B. McLane and Jeremiah McLane in their said capacity, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Regina J. Josler  
 Notary Public

Print Name: Regina J. Josler

Commission Expires: Jan. 31, 2027

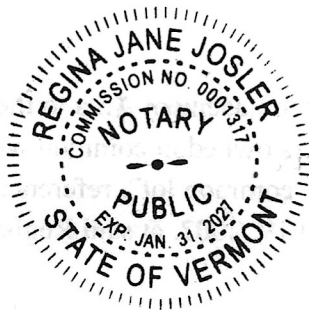


EXHIBIT A  
EASEMENT AREA

**(1) Vehicle Ingress and Egress Area:** being twenty (20) feet in width, and crossing over the land conveyed in a deed from Malcolm McLane, the Independent Trustee of the Charles B. McLane Qualified Personal Residence Trust, to Eben T. McLane and Elisabeth R. McLane, Co-Trustees of the CBM Children's Real Estate Trust, said deed dated January 22, 2008 and recorded in Book 4934, Page 292 at Hancock County Registry of Deeds, the westerly sideline thereof described as follows:

Beginning at a 1 inch iron bolt at the northerly sideline of a 50 (fifty) feet wide right of way now known as Kelly Point Drive and at the easterly line of Lot One conveyed in a deed from Kim Emmons et al. to Eda Hammand LLC dated December 29, 2020 and recorded in Book 7086, Page 419 at said Registry of Deeds, said land shown as an 8.1± acre lot of Bradley on a subdivision plan prepared by Herrick & Salsbury, Inc. and entitled in part "Mathewson – Bradley – McLane" dated August 1, 1978 and recorded in Plan File 15, Number 24 at said Registry and revised March 14, 1988, said iron bolt also being at the southwesterly corner of said land of CBM Children's Real Estate Trust;

thence North seventeen degrees twenty-five minutes fifty-six seconds West (N. 17° 25' 56" W.) by and along said land of Eda Hammand LLC two hundred forty and eighty-one hundredths (240.81) feet to a 1 inch iron bolt;

thence North forty-eight degrees forty minutes forty-nine seconds West (N. 48° 40' 49" W.) by and along said land of Eda Hammand LLC three hundred fourteen and five hundredths (314.05) feet to a 1 inch iron bolt at the terminus of said right of way.

**(2) Parking Area:** a thirty (30) square feet rectangle area, the southwesterly corner being at the northerly terminus of the above described twenty (20) feet wide right of way and at the easterly line of a certain common lot described as Parcel Two in a deed from Kristen M. Kehler et al. to Eben T. McLane and Elisabeth B. McLane, Trustees of the CBM Children's Real Estate Trust, said deed dated April 3, 2002 and recorded in Book 3300, Page 94 at said Registry of Deeds, with the westerly line of said 30 square foot area running North seven degrees twenty-two minutes thirty-seven seconds East (N. 7° 22' 37" E.) along the easterly line of said common lot 30 feet.

**(3) Pedestrian Path Area:** a six (6) feet wide walking path, the westerly sideline thereof leading from the 1 inch iron bolt at the northerly terminus of the above described twenty (20) feet wide right of way and running North seven degrees twenty-two minutes thirty-seven seconds East (N. 7° 22' 37" E.) two hundred (200) feet to a road way leading generally northwesterly through the said common lot to Eggemoggin Reach.

The above three areas described are taken from a boundary survey titled "Eben T. McLane & Elisabeth B. McLane Back Road & Kelly Point Drive Hancock County Brooklin, Maine", dated April 8, 2026, and certified by Richard Bowden, Maine Professional Land Surveyor #2221.