

DLN: 1002140153161

QUITCLAIM COVENANT DEED

ROY P. ALLEN II, as TRUSTEE OF THE ALLEN'S PROPERTY TRUST,
for consideration paid, grants to **RTWB LLC**, a Maine limited liability company with a
mailing address of c/o Jasper Wyman & Son, Main Street, P.O. Box 100, Milbridge,
Maine 04658, with Quitclaim Covenant, that certain real property, together with any
improvements thereon, located in the County of Hancock, Maine described in
EXHIBIT A attached hereto.

And the Grantor in his capacity as Trustee of the Allen's Property Trust, does
hereby covenant with the Grantee, and the Grantee's heirs and assigns, that the Grantor is
the sole Trustee pursuant to said Trust; that said Trust is still in full force and effect; that
said Trust has not been amended; that the Grantor has the power thereunder to convey as
aforesaid; and that in making this conveyance, Grantor has, in all respects, acted pursuant
to and in accordance with the authority vested and granted to the Grantor therein and all
terms and conditions of said Trust.

Executed and delivered under seal effective as of July 13, 2021.

WITNESS:

STATE OF MAINE
COUNTY OF HANCOCK

ALLEN'S PROPERTY TRUST

By: Roy P. Allen II
Roy P. Allen, Trustee

July 13, 2021

Personally appeared the above named Roy P. Allen II, as Trustee of said Allen's
Property Trust, and acknowledged the foregoing instrument to be his free act and deed in
said capacity.

Before me,

Hans S. Peterson
Notary Public

Name: Hans S. Peterson, Attorney at Law

Commission Expiration:

Exhibit A

Allen's Property Trust – Hancock County

Martin Ridge – Franklin Tax Map 13 Lots 1, 4, 9 and 11

PARCEL NO. 1 — Beginning in the center of the Martins Ridge Road, so-called, at Franklin-Township 9 town line; thence South 82° East 430 feet to the town line corner; thence N 8° E by the town line 1,350 feet to a town line corner; thence N 82° W by land of Stewart & Wyman 3,374 feet to land of Prentiss & Carlisle; thence by land of Prentiss & Carlisle S 8° W 1,000 feet to a corner; thence S 82° E 1,600 feet to a corner; thence S 8° W 350 feet to a corner; thence S 82° E 280 feet to a corner on the Franklin-Township 9 town line; thence on the same course S 82° E 1,125 feet by town line to the point of beginning, containing 91 acres, more or less.

Excepting and reserving to the grantor herein, his heirs and assigns, as appurtenant to the remaining land of the grantor herein in said Franklin at said Martins Ridge, so-called, and every part thereof, a right of way, fifty (50) feet in width, along the southerly line of said Parcel No. 1, for all purposes of a way, including the erection and maintenance of facilities for the transmission of electricity and voice. The southerly sideline of said right-of-way is described as follows:

Beginning in the centerline of Martins Ridge Road, so-called, in the southerly line of said Parcel No. 1; thence N 82° W, 1125 feet along the town line between the Town of Franklin and Township No. 9 to a corner in said town line; thence N 82° W 280 feet to a point on said remaining land of the grantor.

PARCEL NO. 2 - Beginning in the center of the Martins Ridge Road, so-called, about 50' northerly from a stone post marking the southwest corner of the Telephone Co.'s Tower lot; thence northerly by center of said road 580 feet to a northwest corner of land of Stewart & Wyman; thence by land of Stewart & Wyman marked by a stone wall S 82° E 690 feet to a yellow post; thence northeasterly by an old pole fence and yellow spotted line 290 feet to a corner; thence N 82° W 870 feet to the center of the Martins Ridge Road; thence northwesterly by said road 600 feet; thence N 82° W 400 feet to a corner; thence S 8° W 300 feet to a corner; thence N 82° W 1,000 feet to a corner; thence S 8° W 1,500 feet to a corner; thence S 82° E 1,000 feet to a corner; thence N 8° E 400 feet to a corner; thence S 82° E 700 feet to the point of beginning, containing 60 acres, more or less.

Subject to Boundary Line Clarification as noted in Quitclaim Deeds between Patten Auction and Land Corporation and George C Allen and Roy P Allen dated August 2, 1988, August 31, 1988 and September 1, 1988 and recorded in the Hancock County Registry of Deeds in Book 1712 Pages 457, 461 and 635 respectively.

For source of title reference is made to a Quitclaim Deed with Covenant from George C. Allen and Roy P. Allen II to Allen's Property Trust dated January 14, 2002 and recorded in the Hancock County Registry of Deeds in Book 3273 Page 204.

Hooper Lots – Orland Tax Map 4 Lots 15, 16 & 17

Two parcels of land as described in two deeds, one from Gracia H. Soesman to Howard H. Hooper, dated April 5, 1926, and recorded in the Hancock Registry of Deeds in Vol. 602, Page 88, and the other deed from William F. Pickering dated April 8, 1919, to the said Hooper and recorded in Vol. 544, page 400, said parcels together making the original parcel from which they were divided. Both parcels of land are situated in Orland and bounded as follows: All that part of Lot No. 52 known as Bowdin Hill lot which lies on the northerly side of the county road leading from Bucksport to Ellsworth, and on the easterly side of the road leading from said county road northerly to Lot No. 84.

The other parcel being described as follows: All that part of lot numbered fifty-one (51) according to the plan of Jacob Sherburn and known as the Bowdoin or Bowden lot which lies on this other south or southerly side of the county road leading from Bucksport to Ellsworth.

ALSO a certain lot, or parcel of land with the buildings thereon situated in Orland in said County of Hancock, the same being the westerly half of lot numbered fifty (50) according to survey and field book of said Orland the same being the land and homestead of which William Dollard died seized and more particularly described in a deed from Joseph Treworgy to Vinal R. Hooper as recorded in the Hancock Registry in Book 81, page 132.

ALSO another parcel of land with any buildings thereon situated in said Orland, bounded and described as follows, to wit: beginning at a spruce tree marked seventy-six and seventy-seven (76-77); thence south thirty-seven (37) degrees east one hundred rods to a pine tree near the south side of a small brook and marked seventy-seven and seventy-eight (77-78); thence south sixty-one (61) degrees west ninety (90) rods to a stake and stone; thence north seventy-seven (77) degrees west fifty-four (54) rods to the center of a brook southerly in the center of said brook leading to Ellsworth Road fifty-four (54) rods; thence westerly on said road to the intersection of the Dollard lot; so-called; thirteen (13) rods; thence north thirty-six (36) degrees west one hundred and sixty (160) rods to the place of beginning, said lot is numbered seventy-seven (77) according to survey and field book of said Orland, containing ninety (90) acres, more or less.

For source of title reference is made to a Quitclaim Deed with covenant from Elizabeth C Allen, Executrix for the Estate of R. Thurston Allen to George C. Allen and Roy P. Allen II, Trustees of Allen's Property Trust dated December 31, 1993 and recorded in the Hancock County Registry of deeds in Book 2209 Page 221.

Foss Lot – Gouldsboro Map 25 Lot 5

Grantor's entire 1/3 interest in and to:

Two certain parcels or lots of land located in the Town of Gouldsboro, Hancock County, Maine, bounded and described as follows:

FIRST LOT:

Beginning at the southwest corner of Lot No. 4 marked "HUTCHINS" as shown on a plan of division of the Sowle Lands, so-called, in Township No. 7, between Colin C. McKenzie and Wm. F. Hutchins, made by Ira B. Hagan, and on file in the Registry of Deeds for the said County of Hancock in Plan Book 3, Page 3; thence

S 84° E one hundred rods to the southwest corner of land of Dorothy G. Foss; thence N 6° E one hundred seven rods to a corner; thence N 84° W one hundred rods to a corner; thence S 6° W one hundred seven rods to the place of beginning, containing sixty-seven acres, mor or less. All courses given herewith are magnetic: 1905.

SECOND LOT:

A certain lot situated in said Gouldsboro and bounded and described as follows, to wit: Commencing at the northwest corner of Lot No. 2, marked "HUTCHINS" on plan of the division of the Sowle Island, so-called, in Township No. 7, between Colin L. McKenzie and Wm. F. Hutchins, made by Ira B. Hagan in 1905; thence easterly on the line between Lot No. 2 and No. 3, one hundred rods to land of Dorothy G. Foss; thence at right angles southerly fifty-three rods; thence at right angles westerly one hundred rods to the division line between Lot No. 2 and Lot No. 11 as shown on said plan; thence at right angles northerly fifty-three rods to the place of beginning; containing thirty-three acres, more or less. All lot numbers referred to above are taken from the plan above referred to.

For source of title reference may be made to three deeds;

Deed from Peter T. Allen to Allen's Blueberry Freezer Inc. dated September 24, 1987 and recorded in the Hancock County Registry of Deeds in Book 1659 Page 272.

Quitclaim Deed with covenant from Elizabeth C. Allen, Executrix of the Estate of R. Thurston Allen to George C. Allen and Roy P. Allen, II Trustees of Allen's Property Trust dated January 17, 1994 and recorded in the Hancock County Registry of Deeds in Book 2221 Page 103.

Quitclaim Deed with Covenant from Lorraine-A. Saunders to Allen's Blueberry Freezer, Inc. dated December 4, 2001 and recorded in the Hancock County Registry of Deeds in Book 3273 Page 195.

COUNTY