

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:

ALLEN'S PROPERTY TRUST

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

STATE OF MAINE
COUNTY OF HANCOCK

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.