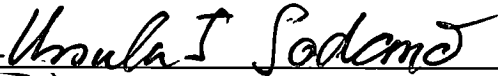


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **URSULA J. SODANO (f/k/a URSULA J. ANDERSON)**, whose mailing address is 98 South Bay Road, Franklin, ME 04634, for consideration paid, GRANTS to **HG PROPERTIES OF MAINE LLC**, a Maine limited liability company, whose mailing address is P.O. Box 1, Franklin, ME 04634, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in **Franklin**, County of Hancock, State of Maine, and being more particularly bounded and described in EXHIBIT "A", attached hereto and made a part of hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 1st day of March, 2024.

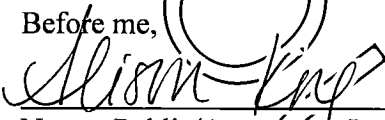


Ursula J. Sodano

State of Maine
County of Hancock

March 1, 2024

Then personally appeared the above-named **Ursula J. Sodano** and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law
Alison M. King - ME Bar #9904

Type or Print Name of Official

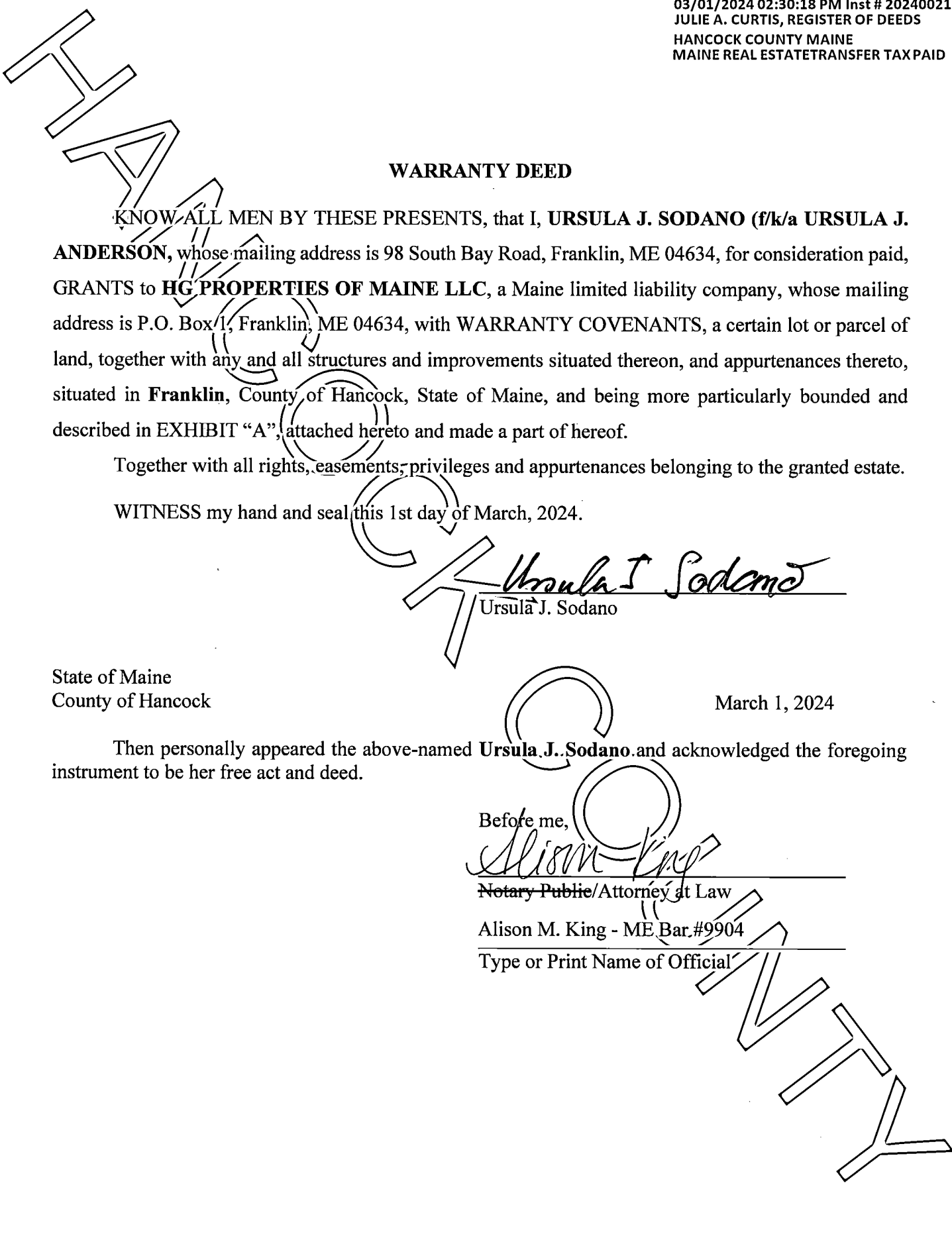


EXHIBIT "A"

Property of: Ursula J. Sodano (f/k/a Ursula J. Anderson)
To be conveyed to: HG Properties of Maine LLC
Property: 7 Goodwin Road, Franklin, Maine

A certain lot or parcel of land together with any buildings or improvements thereon situated in **Franklin**, Hancock County, Maine being the same premises described in a deed from Lawrence P. Rotta and Susan M. Webber to Ursula J. Anderson, dated March 11, 1988, recorded in the Hancock County Registry of Deeds in Book 1683, Page 481, which premises are more particularly described as follows:

Beginning at an iron post on the Billy Grant Road, so-called, it being the northwest corner of the Stillwell lot;

Thence following the margin of the said road northwesterly one hundred ten (110) feet to an iron pin;

Thence southeasterly and parallel to the Stillwell line two hundred ten (210) feet to an iron pin;

Thence southerly and parallel to the Grant Road one hundred ten (110) feet to the said Stillwell line;

Thence westerly on the Stillwell line two hundred ten (210) feet to the point of beginning.

Containing 23,100 square feet more or less.

The above-described property is also referenced in a deed from Lee R. Lounder and Joanne E. Lounder to Vincent Esposito, Jr. and Cheryl D. Esposito, dated November 13, 1974, recorded in the Hancock County Registry of Deeds in Book 1203, Page 592.