

BK: OR 7447 PAGE: 423 # OF PGS: 24
05/19/2026 01:41:37 PM Inst # 2026005370
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID
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QUITCLAIM DEED WITH COVENANT

DLN: 3809173

Thomas E. Joy, whose mailing address is 766 Co Road 485A, Lake Panasoffkee, Florida 33538, grants to **Amber R. Moore**, with a mailing address of 8178 E. Orange Ave., Floral City, Florida 34436, with Quitclaim Covenant, his interest in the land, together with the buildings and improvements thereon, situated in the Township #8, Fletcher's Landing, County of Hancock, State of Maine bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

This conveyance is pursuant to the Final Judgment Dissolving the Parties' Marriage, Restoring the Wife's Birth Name, Accepting the Parties' Marital Settlement Agreement on the Recommended Order of the General Magistrate from the Circuit Court in the Fifth Judicial Circuit in and for Sumter County, Florida, dated January 29, 2026, attached hereto as **Exhibit B** for reference.

This conveyance is made subject to all easements, outconveyances, and other matters of record. Any and all rights, easements, and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS my hand and seal this 2 day of March, 2026.

WITNESS:

Ray Hamilton
Ray Hamilton
424 Ethereedge St
Bushnell FL 33513

Thomas E. Joy
Thomas E. Joy

COV

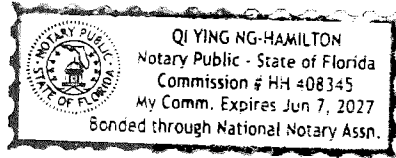
STATE OF FLORIDA
Sumter COUNTY

March 2, 2026

Then personally appeared the above-named Thomas E. Joy, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Qi Ying Ng-Hamilton
Name: Qi Ying Ng-Hamilton
Notary Public



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EXHIBIT A

Certain lots or parcels of land with any improvements thereon, situated in Township #8, Fletcher's Landing, County of Hancock, and State of Maine, being further bounded and described as follows:

Lot 1:

Parcel 1: Beginning on the westerly side of the private way at a steel axle driven in the ground, it being the northeasterly corner of the lot conveyed by John A. Fletcher to Peter Chesne by deed dated October 17, 1951; thence north seventy-six degrees west (N. 76° W.) one hundred thirty-three (133) feet, more or less, to an iron pipe driven in the ground; thence north one degree west (N. 1° W.) seventy-five and five-tenths (75.5) feet, more or less, to an iron pipe driven in the ground near a right of way; thence south seventy-six degrees east (S. 76° E.) along said right of way, one hundred thirty-three (133) feet, more or less, to a steel axle driven in the ground at the edge of the first mentioned right of way; thence south one degree east (S. 1° E.) seventy-five and five-tenths (75.5) feet along said right of way, to the place of beginning, containing nine thousand eight hundred seventy-five (9,875) square feet, more or less, together with the right to use said right of way as tenants in common with others.

Parcel 2: Located on the west side of the Waltham road and lot known as the Parcher lot now owned by John A. Fletcher beginning at Edward G. Burke northeast corner and ford axle in the ground and corner; thence 66 feet westerly Edward G. Burkes line to a pipe in the ground and corner; thence northerly 153 feet to the line between John A. Fletcher and Ralph Chestnut to a pipe in the ground and corner; thence 66 feet easterly to a right of way to a pipe in the ground and corner; thence southerly 153 feet more or less to the place of beginning. There is a 12 foot right of way on the south, north, and east meaning a strip 66 feet from the east right of way and 129 feet more or less between the north and south right of ways bounded on the north by a right of way and Ralph Chestnut lot and East by a right of way and south a right of way and his own lot and west by John A. Fletcher making 28 square rods more or less.

Parcel 3: Beginning at the Northwest corner of the lot herein conveyed; thence running Easterly 150 feet more or less on a line five (5) feet more or less, northerly from the wall to the waters of Graham Lake; thence following the waters of Graham Lake Southerly 65 feet more or less to the Allen line, so-called; thence Westerly following the Allen line and the Fletcher line 150 feet, more or less, to the Southwest corner of the lot herein conveyed; thence Northerly 65 feet more or less, to the point of beginning.

ALSO conveying a right of way from Parcel 3 over the Bill Day's Landing Road to the Waltham Road so-called.

Parcel 4: Beginning on the westerly shore of Graham Lake at land conveyed by Ralph Chestnut to Anna V. Law by deed dated April 25, 1960, recorded in Hancock County, Maine, Registry of Deeds in Book 860, Page 290; thence following said Law line westerly one hundred (100) feet; thence at right angles northerly sixty-five (65) feet; thence at right angles easterly one hundred (100) feet, more or less to the shore of Graham Lake; thence following the shore of Graham Lake southerly to place of beginning.

The above-describe premises (Parcels 1-4) are conveyed SUBJECT TO the restrictions that the Grantee, Grantee's successors and assigns, shall not use the premises in any way relating to: 1) counseling regarding or performance of abortions; 2) sale or distribution of pornographic materials; or 3) erotic displays or activities. The burden of this restriction shall run with the land conveyed hereby to the Grantee. The benefit of this restriction is held by the Roman Catholic Bishop of Portland, corporation sole, its successors and assigns.

MEANING AND INTENDING to describe the premises set forth in Quitclaim Deed with Covenant from the Roman Catholic Bishop of Portland to Thomas Joy and Amber Joy, dated February 20, 2016, and recorded in the Hancock County Registry of Deeds in Book 6534 Page 72. ALSO MEANING AND INTENDING to describe the premises set forth in Quitclaim Deed with Covenant from John Bapst Memorial High School to Thomas Joy and Amber Joy, dated February 18, 2016, and recorded in the Hancock County Registry of Deeds in Book 6534, Page 75. Amber Joy is now known as Amber R. Moore.

Lot 2:

Parcel 1: Begin at a point in the center of the road located on the westerly side of the premises conveyed by this deed and leading to the State Highway. Said point being also in the northerly line of a lot of land formerly known as the Nelson lot and now owned by Peter Chesnes. Thence run North fourteen (14) degrees East following the center line of said road sixty-six (66) feet to a point. Thence run South seventy-six (76) degrees East to the shore of Graham Lake so-called. Thence run southerly by the shore of Graham Lake the point of beginning, said point being in the line of said lot owned by Peter Chesnes. Thence run North seventy-six (76) degrees West along the line of said Chesnes' lot to the place of beginning, as shown on a survey and plan of Charles A. Haynes, Surveyor, dated April 13, A.D. 1931.

Parcel 2: Commencing on the western side of Fletcher's Brook and at its junction with the northeast corner of the land formerly of Mertie B. Allen; thence northerly following the western side of said Fletcher's Brook one hundred thirty-two (132) feet to the northeast corner of the lot herein conveyed; thence westerly thirty-three (33) feet; thence southerly one hundred thirty-two (132) feet to the land formerly of Mertie B. Allen; thence easterly following the land formerly of Mertie B. Allen thirty-three (33) feet to the place of beginning, containing four thousand three hundred sixty-six (4,366) square feet, more or less.

Parcel 3: Beginning at a stake standing in the east line of a twelve foot road or right of way and twelve foot distant north fourteen degrees east, from the northwest corner of a lot of land formerly deeded by Samuel Jones to Mertie Allen dated June 29, 1931, and recorded in the Hancock County Registry of Deeds, Book 633, Page 539; thence north seventy-six degrees west, thirty-three feet to a stake in the south line of another twelve foot right of way; thence south seventy-six degrees east, to the water of Graham Lake; thence southerly by the water of Graham Lake to a point bearing south seventy-six degrees east from the point of beginning; thence north seventy-six degrees west, along the north side of a twelve foot right of way to the place of beginning; together with a right of way for all purposes of a way in common with others over said twelve foot roads or rights of way from the lot herein conveyed to the County Road. This description is according to the description and plan of Charles A. Haynes, Surveyor, dated April

13, A.D. 1931, together with a right previously granted to Iris B. Fletcher, Nora L. Sargent, Daisy M. Whitmore, Howard C. Fletcher, Nellie G. Stratton, Ernest B. Fletcher, George S. Fletcher, Lorenzo Fletcher and John A. Fletcher, their heirs and assigns and all other persons owning lots in the Fletcher subdivision, so called, the right to take water for domestic purposes from the spring located near the southeast corner of the lot herein conveyed.

Parcel 4: Being a strip of land twelve feet wide lying between the S.M. Jones lot so called, now owned by said Allen, and another lot on the north owned by said Allen, said strip being originally reserved as a right of way, and said right of way is hereby discontinued.

Parcel 5: Beginning on the eastern side of a right of way serving the cottage lots on the west side of Fletcher Brook at the northeast corner of the Elmer Maddocks lot, it being the southeast corner of the Peter Chesne lot; thence north $4^{\circ} 45'$ west 157.5 feet; thence north $6^{\circ} 5'$ east 177 feet to the south line of Ralph Chestnut land; thence easterly along said Chestnut's line of Fletcher Brook; thence southerly along Fletcher Brook to the north line of Howard Allen lot; thence westerly along the northern line of said Allen lot to the northwest corner and said Allen lot; thence south 14° west 302 feet to an angle on the east side of the first mentioned right of way, the point of beginning.

SUBJECT TO a right of way twelve feet wide south of the south line of a land parcel now or formerly of Charles Chestnut, running across the northern part of the insured land Parcel 5.

MEANING AND INTENDING to describe the premises set forth in Quitclaim Deed from Louise Joy to Thomas E. Joy and Amber R. Joy dated February 22, 2018, and recorded in the Hancock County Registry of Deeds in Book 6880, Page 747. Amber Joy is now known as Amber R. Moore.

Lot 3:

Beginning at a steel pin found set at the Northwest corner of land now or formerly of Thomas A. Woodman II and Drucinda S. Woodman (1415/143).

Thence S $00^{\circ} 52' 35''$ E along the westerly line of Woodman (1415/143) a distance of 60.00' to a steel pin set.

Thence N $79^{\circ} 38' 30''$ W along remaining land of Dana Maddocks a distance of 213.70' to a steel pin set at or near the easterly sideline of Bill Day Landing Road.

Thence generally northeasterly along the approx. sideline of Bill Day Road a distance of 279.06' to a steel pin set on the Southerly line of land now or formerly of Hollis Maddocks (1030/28 - 5th parcel).

(A tie line road pin to road pin along Bill Day Landing Road is N $27^{\circ} 53' 58''$ E and 279.06').

Thence S $75^{\circ} 47' 55''$ E along the south line of said Maddocks a distance of 131.41' to a pipe found set at Northwest corner of land now or formerly of Thomas and Amber Joy.

Thence S 00° 52' 35" E along the west line of Thomas and Amber Joy a distance of 130.38' to a pin.

Thence N 75° 52' 35" W along a north line of Thomas Joy and Amber Joy a distance of 53.44' to a pin.

Thence S 00° 52' 35" E along a west line of Thomas Joy and Amber Joy a distance of 75.00' to the point of beginning.

Containing 1.04 acres more or less.

Reference may be made to a Plan of Survey entitled "A 1.04 Acre Lot to be Conveyed to Thomas Joy and Amber Joy at Fletcher's Landing, Hancock County, State of Maine" prepared by Malcolm E. Harriman, PLS #1259, dated June 30, 2020.

MEANING AND INTENDING to describe the premises set forth in Quitclaim Deed with Covenant from Dana Maddocks to Thomas Joy and Amber Joy, as joint tenants, dated July 21, 2020, and recorded in the Hancock County Registry of Deeds in Book 7039, Page 546. Amber Joy is now known as Amber R. Moore.

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HANCOCK COUNTY

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EXHIBIT B

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR SUMTER COUNTY, FLORIDA

IN RE: The Marriage of:

CASE NUMBER: 60-2025-DR-000142

AMBER R. JOY,

Petitioner,

and

THOMAS E. JOY,

Respondent.

**FINAL JUDGMENT DISSOLVING THE PARTIES' MARRIAGE, RESTORING THE WIFE'S
BIRTH NAME, ACCEPTING THE PARTIES' MARITAL SETTLEMENT AGREEMENT ON
THE RECOMMENDED ORDER OF THE GENERAL MAGISTRATE**

THIS CAUSE came before the Court upon the Report of the General Magistrate, after hearing, and the undersigned having considered the Magistrate's Recommended Order therein, and being advised that pursuant to Rule 12.490(e), Fla. Fam. L. R. P., the parties were informed they have fifteen days in which to file a motion to vacate and expressed no objections, it is therefore:

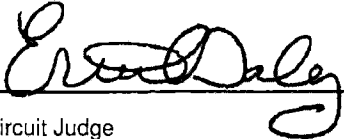
ORDERED AND ADJUDGED:

1. The Recommended Final Judgment of the General Magistrate dated January 29, 2026, is approved, ratified, confirmed and adopted by the Court as its judgment.
2. The parties' marriage is dissolved and the status of the parties is restored to single and unmarried.
3. The Wife's name restored to **Amber Rose Moore**.
4. The Recommended Final Judgment and the parties' Marital Settlement Agreement shall be immediately complied with until further Court Order.
5. The **Clerk of the Court** will administratively close this case subject to reopen on a timely filed motion.

6. The Court retains jurisdiction over the parties and subject matter to enforce the terms of this order and to enter additional orders necessary to carry out the intent of this ruling.

DONE AND ORDERED in chambers in Bushnell, Sumter County, Florida, this Thursday, January 29, 2026.

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Erin Daly, Circuit Judge
60-2025-DR-000142-DRAM 01/29/2026 02:39:49 PM

CERTIFICATE OF SERVICE

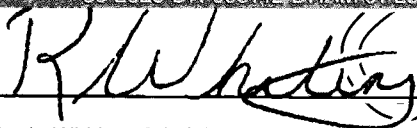
I HEREBY CERTIFY that a copy, of the Report and Recommendations of the General Magistrate was sent by electronic mail (if email address is provided)/regular U.S. mail on Thursday, January 29, 2026

Aimee Palumbo
service.robynahudsonpa@yahoo.com

Jerry Warren, Esq.
attorneys@warrenskaggs.com

Thomas Joy
Newmans21@comcast.net
Thomasjoy923@gmail.com

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Rosie Whiting, Administrative Assistant
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IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR SUMTER COUNTY, FLORIDA

IN RE: The Marriage of:

CASE NUMBER: 60-2025-DR-000142

AMBER R. JOY,

Petitioner,

and

THOMAS E. JOY,

Respondent.

**RECOMMENDED FINAL JUDGMENT OF THE GENERAL MAGISTRATE ON THE
WIFE'S PETITION FOR DISSOLUTION OF MARRIAGE**

THIS CAUSE came before the General Magistrate, Brenda Coleman, pursuant to Fla. Fam. L. R. P. 12.490, current Administrative Orders, and an Order of Referral previously entered, for final hearing on November 12, 2025, and January 29, 2026, on the Wife's Petition for Dissolution of Marriage with Property but No Dependent or Minor Children. Both parties appeared via Zoom with counsel for their final hearing. The General Magistrate, having reviewed the court file, having considered the evidence presented, including the testimony of the parties, and being otherwise fully advised in the premises, finds as follows, and submits the following report and recommended final judgment:

FINDINGS

1. This Court has jurisdiction over the parties and the subject matter of this action.
2. The General Magistrate has jurisdiction.
3. The parties have been residents of the State of Florida for at least six (6) months prior to the filing of the Petition for Dissolution of Marriage.
4. The parties married on August 07, 2010. The marriage is irretrievably broken.

5. On March 10, 2025, the Petitioner filed a Petition for Dissolution of Marriage with No Dependent or Minor Children. The Wife requested the Court dissolve the marriage, equitably divide the parties assets and liabilities, and restore her name to **Amber Rose Moore**. The Sumter County Sheriff's Office served the respondent on March 13, 2025. The Respondent filed an answer on March 27, 2025.

6. There are no minor children born of the marriage and none are anticipated.

7. Neither party petitioned for alimony

8. On January 29, 2026, the parties filed a Marital Settlement Agreement resolving all issues between them. *Copy attached*. Both parties appeared for the final hearing with counsel and requested the Court dissolve their marriage and accept their marital settlement agreement. The parties were informed of their right to file a motion to vacate. Neither party had any objection to the Court accepting their marital settlement agreement, dissolving the marriage and restoring the Wife's birth name. Both parties were alert and intelligent, voluntarily entered into their agreement, and voluntarily agreed to this resolution. The Marital Settlement Agreement should be accepted by the Court and incorporated into the final judgment dissolving the marriage.

RECOMMENDATIONS

The General Magistrate recommends that a Final Judgment be entered as follows:

I. DISSOLUTION OF MARRIAGE

The marriage is dissolved, and the status of the parties is restored to single and unmarried. The Wife's name is restored to **Amber Rose Moore**.

II. EQUITABLE DISTRIBUTION (§61.075)

The Marital Settlement Agreement filed on January 29, 2026, is ratified, and approved by the Court, and incorporated into the Final Judgment by reference. The parties shall abide by all terms and conditions of their agreement. Each party shall execute any and all documents

required to effectuate the transfers of property as set forth in this agreement and to assume any liability for the debts they agreed to pay. In the event that either party fails to execute said documents, the Final Judgment entered in this matter shall have the effect of a duly executed instrument of conveyance, transfer, release or acquisition pursuant to Florida Statute §61.075(4).

III. ALIMONY (§61.08)

Neither party petitioned for alimony, and none is awarded.

JURISDICTION

The Court retains jurisdiction over the parties and subject matter to enforce the terms of this order and to enter any other orders that are necessary to carry out the intent of this ruling.

SHOULD YOU WISH TO SEEK REVIEW OF THE RECOMMENDED ORDER MADE BY THE GENERAL MAGISTRATE, YOU MUST FILE A MOTION TO VACATE IN ACCORDANCE WITH RULE 12.490(e), FLORIDA FAMILY LAW RULES OF PROCEDURE. YOU WILL BE REQUIRED TO PROVIDE THE COURT WITH A RECORD SUFFICIENT TO SUPPORT YOUR MOTION TO VACATE OR YOUR MOTION WILL BE DENIED. A RECORD ORDINARILY INCLUDES A WRITTEN TRANSCRIPT OF ALL RELEVANT PROCEEDINGS UNLESS WAIVED BY ORDER OF THE COURT PRIOR TO ANY HEARING ON THE MOTION TO VACATE. THE PERSON SEEKING REVIEW MUST HAVE THE TRANSCRIPT PREPARED FOR THE COURT'S REVIEW.

THE PROCEEDINGS IN THIS CASE WERE RECORDED BY THE FIFTH JUDICIAL CIRCUIT COURT ELECTRONIC COURT REPORTER. THE PARTIES MAY REQUEST A CD COPY OF THE PROCEEDINGS-BY SUBMITTING A CD REQUEST FORM AT <https://www.circuit5.org/programs-services/court-reporting/>. THE ELECTRONIC COURT REPORTER MAY BE REACHED AT sumterecr@circuit5.org OR 352-569-6970.

RECOMMENDED at Bushnell, Sumter County, Florida on Thursday, January 29, 2026.

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Brenda Coleman, General Magistrate
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Marital Settlement Agreement
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IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR SUMTER COUNTY, FLORIDA

IN RE: THE MARRIAGE OF:

CASE NO: 2025-DR-142

AMBER ROSE JOY,
Petitioner/Wife,

and

THOMAS E. JOY,
Respondent/Husband.

MARITAL SETTLEMENT AGREEMENT

THIS MARITAL SETTLEMENT AGREEMENT (hereafter "Agreement") is made and entered into by and between THOMAS E. JOY, hereinafter referred to as "Husband," or "Party" (collectively "Parties"), and AMBER ROSE JOY, hereinafter referred to as "Wife," or "Party" (collectively "Parties").

WITNESSETH:

WHEREAS, the Husband and Wife were lawfully married to each other on August 7, 2010 in Maine; and

WHEREAS, no minor children have been born of or adopted during the marriage, the Wife is not pregnant, and no other issue is contemplated; and

WHEREAS, irreconcilable differences have arisen between the Husband and Wife as a result of which, the parties desire a dissolution of marriage; and

WHEREAS, each of the parties has made a full, complete, fair and honest disclosure of all their several assets, and the Wife hereby represents to the Husband that she has had legal advice by counsel of her choice, Aimee Church Pulumbo of Robyn A. Hudson, P.A., and the Husband hereby represents to the Wife that he has had legal advice by counsel of his choice, Jerry Warren of Warren & Skaggs, P.L.L.C, in the negotiations of this Agreement. Additionally, both parties acknowledge and agree that they have had or have had the opportunity to have any other person of their choosing assist them in understanding the terms of this Agreement, including that both parties, if necessary, have

been afforded the opportunity for their attorney or a reliable third party of their choosing to read to them this Agreement. Both parties fully understand the terms, conditions and provisions of this Agreement and accept such terms, conditions and provisions without coercion or the exercise of undue influence and with full knowledge of all the facts, and that the same will be binding upon them and be in full and final settlement and resolution of all issues involved in this dissolution of marriage action, including but not limited to all issues relating to property rights and obligations on the part of the Husband and Wife, and equitable distribution of the parties' assets and debts, alimony and attorneys' fees, costs and suit money.

NOW, THEREFORE, in mutual consideration by each party to the other and their mutual promises and undertakings herein contained which are hereby confessed and acknowledged by each of the parties, said parties mutually covenant and agree as follows:

1. **INCORPORATION OF "WHEREAS" CLAUSES:** That the parties agree that the "whereas" clauses laid out above are true and correct and they incorporated in the body of this Agreement as if fully set forth herein.
2. **MARITAL HOME AND PROPERTY:** The parties own the marital home and property located at 766 and 762 CR 485A, Lake Panasoffkee, FL. Said home and property are encumbered by a mortgage. Both the deed and the mortgage are in the joint names of the parties.

As and for equitable distribution, the Husband shall retain the home and property as his sole assets, and the Wife shall have no claim to or interest in same. The Husband shall be solely responsible for all debts/expenses associated with the home and property, including but not limited to the mortgage, taxes, insurance, maintenance, repairs, utilities, etc.; and the Wife shall have no responsibility or liability thereon.

The Husband or his counsel shall prepare or cause to be prepared a quit claim deed (or deeds) as to the marital home and property for the Wife's signature in this matter. Said deed shall be executed by the Wife within ten (10) days of presentation with same and held in trust by counsel for the Wife until such time as the Husband refinances, assumes, or

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Marital Settlement Agreement
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satisfies the mortgage or otherwise relieves the Wife of any liability thereon.

By January 29, 2027 (i.e. within one (1) year), the Husband shall have refinanced, assumed, or satisfied the mortgage or otherwise relieved the Wife from any liability thereon. Upon the Husband acting as required to refinance, assume, or satisfy the mortgage or to otherwise relieve the Wife from any liability thereon, the Wife's counsel shall release to the Husband the executed quit claim deed for recording.

Should the Husband fail to refinance, assume, or satisfy the mortgage or to otherwise relieve the Wife from any liability thereon by January 29, 2027, then the Husband shall immediately list the home and property for sale; and the Husband shall take all reasonable and prudent steps to effectuate a quick sale of the home and property. The Husband shall be solely responsible for any costs and fees associated with the sale of the home and property. Upon the sale of the home and property, the Husband shall receive 100% (one hundred percent) of the proceeds from sale or, in the event of a shortfall, the Husband shall be solely responsible for any monies owed.

Additionally, for so long as the mortgage remains in the parties' joint names, the Husband shall maintain insurance on the residence.

Furthermore, should the Husband, at any time prior to January 29, 2027, fail to timely and fully pay the mortgage, taxes, insurance, or other expenses associated with the home and property, or to maintain insurance on the home, then the Husband shall immediately list the home and property for sale and all provisions above as to the sale of the home and property shall apply.

The Court shall reserve jurisdiction to enforce this provision including that the Court shall be permitted to enter such orders as are necessary to effectuate the sale of the marital home and property; compel either party to act appropriately and reasonably to facilitate that sale

(including but not listing the home for sale, reducing the list price as appropriate, accepting reasonable offers, maintaining the home in show-ready condition, etc.). The parties agree that the Court has the inherent authority to assess attorney's fees and costs against any party who does not conduct themselves in a reasonable manner with respect to this section.

3. MAINE PROPERTIES: The parties own six (6) lots in Maine as described in the attached diagram (Exhibit A) and property tax records (Exhibit B). These are deeded in the parties' joint names and no monies are owed on same.

As and for equitable distribution, the Wife shall retain all of these lots as her sole assets, and the Husband shall have no claim to or interest in same. The Wife shall be solely responsible for all debts/expenses associated with the lots in Maine, including but not limited to the taxes (including those owed for 2025) and the Husband shall have no responsibility or liability thereon.

The Wife or her counsel shall prepare or cause to be prepared quit claim deeds as to these lots for the Husband's signature in this matter. Said deeds shall be executed by the Husband within ten (10) days of presentation with same and returned to the Wife who may immediately record same.

The Wife's plan is to sell these lots. Should the net proceeds (after fees, closing costs, etc.) from the sale of the lots total \$130,000.00 (one hundred thirty thousand dollars) or less, the Wife shall be entitled to keep 100% (one hundred percent) of the net proceeds from the sale. Should the net proceeds from the sale of the lots total more than \$130,000.00 (one hundred thirty thousand dollars), then the Wife shall be entitled to keep the first \$130,000.00 (one hundred thirty thousand dollars) of said net proceeds as well as one-half (1/2) of any net proceeds exceeding \$130,000.00 (one hundred thirty thousand dollars); and shall tender to the Husband one-half (1/2) of any net proceeds exceeding \$130,000.00 (one

hundred thirty thousand dollars).

Nothing in this paragraph should be construed to require the sale of the Maine properties by the Wife; the Husband's involvement in the sale of the Maine properties by the Wife; his approval of a listing or sale price, etc. The Husband shall be entitled to receive a copy of the closing documents or sale contract. The property may only be transferred in an arms-length sale.

4. **PERSONAL PROPERTY:** The Wife shall cause be transferred to the Husband the one (1) 2.5 inch September 11th commemorative coin and two (2) smaller September 11th dollars struck by the national collectors mint (gold clad and silver clad) which are in the possession of the Wife's mother. Otherwise, the parties have already divided all personal property items to their mutual satisfactions. The Wife shall retain all personal property items in her possession as her sole assets, and the Husband shall have no claim to or interest in same; and the Husband shall retain all personal property items in his possession as his sole assets, and the Wife shall have no claim to or interest in same.

5. **VEHICLES:**

a. **Vehicle to the Wife:** During the marriage of the parties, the parties acquired a 2025 Hyundai Santa Fe. Said vehicle is titled in the names of both parties and monies are owed on same. The Wife shall retain said vehicle as her sole asset and the Husband shall have no claim to or interest in same. The Wife shall be solely responsible for the monies owed on this vehicle, and the Husband shall have no responsibility therefore. The parties shall execute any and all documents necessary and take all steps appropriate to remove the Husband's name from said vehicle. The Wife hereby agrees to fully and completely indemnify and hold the Husband harmless from all liability resulting from her ownership this vehicle. The Wife shall be solely responsible for all expenses associated with this vehicles.

Upon the Wife's receipt of proceeds from the sale of the Maine properties, she shall pay off the loan associated with this vehicle.

b. **Vehicles to the Husband:** Following the separation of the parties, the Husband acquired a Nissan Pathfinder. Said vehicle is titled in the Husband's sole name and no monies are owed on said vehicle. Additionally, during the marriage of the parties, the parties acquired a camper which is situated on property to which the Husband has access in Maine. No monies are owed on said camper. The Husband shall retain these vehicles as his sole asset and the Wife shall have no claim to or interest in same. The parties shall execute any and all documents necessary and take all steps appropriate to remove the Wife's name from said vehicles (if necessary). The Husband hereby agrees to fully and completely indemnify and hold the Wife harmless from all liability resulting from his ownership these vehicles. The Husband shall be solely responsible for all expenses associated with these vehicles.

6. **FINANCIAL ACCOUNTS:** The parties have one joint account (a First National Bank Savings Acct. ending in 5039). Within 30 days of the date of the Final Judgment herein, the parties shall cooperate with one another to close this account and equally divide the remaining funds therein.

7. **DEBTS:** Other than the mortgage associated with the marital home and property and the automobile loan associated with the Hyundai Santa Fe, both of which are addressed above, the parties have no other joint debts. The Wife shall be solely responsible for any debts in her sole name and the Husband shall have no liability or responsibility for same; and the Husband shall be solely responsible for any debts in his sole name and the Wife shall have no liability or responsibility for same.

Each party warrants to the other that he or she has not incurred any debts, obligations, or other liability, other than those disclosed in the discovery completed in this matter on which the party is or may be liable, and each party covenants and agrees that if any claim, action, or

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proceeding is hereafter brought seeking to hold the other party liable on account of any debt received by the receiving party or other debts, obligations, liability, act or omission of such party, such party will, at his or her sole expense, defend the other party against any such claim or demand, whether or not well-founded, and that he or she will indemnify and hold harmless the other party therefrom.

8. **ESCROW CHECK:** The parties acknowledge that there was an escrow check which was recently issued (upon information and belief, it may be reissued) from PennyMac. The Husband shall be entitled to receive this check and these funds as his sole monies. To the extent that the Wife needs to turn over the check to the Husband, endorse a check, etc., in order to effectuate this provision, the Wife shall do so.

9. **ALIMONY:** Neither party shall pay alimony to the other now or in the future. Both parties waive any claim he/she may have, have had, or have in the future to alimony herein.

10. **ATTORNEY'S FEES, COSTS, AND SUIT MONIES:** Each of the parties shall be responsible for paying their own attorney's fees and suit money in this matter up and through the entry of a Final Judgment and other attendant documents adopting and effectuating the terms of this Agreement. Should either party breach the terms of this Agreement, causing the other party to employ an attorney for the enforcement of the provisions of this Agreement, or for the collection of damages as a result of said breach, or for the collection of any monies, then the non-breaching party's attorney's fees and court costs will be paid by the breaching party.

11. **HUSBAND'S RELEASE OF CLAIM AGAINST ESTATE:** Each party may dispose of his or her property or any property which he or she, respectively, may hereafter acquire in any manner that he or she may deem fit, and the Husband hereby waives and relinquishes any and all rights that he may now have or hereafter acquire under present or future laws of any jurisdiction to share in the property or estate of the Wife, including

UNITY

without limitation, dower, curtesy, statutory allowance, widower's allowance, homestead, right to take by intestacy as a pretermitted spouse or otherwise, right to elect against the Will of the Wife as well as the right to act as administrator, executor, or personal representative of the Wife's estate, and the Husband will at the request of the Wife, or her representative, execute, acknowledge, and deliver any and all instruments which may be necessary or required to carry out the Husband's waiver and relinquishment of any and all interests, rights, and claims.

- 12. **WIFE'S RELEASE OF CLAIM AGAINST ESTATE:** Each party may dispose of his or her property or any property which he or she, respectively, may hereafter acquire in any manner that he or she may deem fit, and the Wife hereby waives and relinquishes any and all rights that she may now have or hereafter acquire under present or future laws of any jurisdiction to share in the property or estate of the Husband, including without limitation, dower, curtesy, statutory allowance, widower's allowance, homestead, right to take by intestacy as a pretermitted spouse or otherwise, right to elect against the Will of the Husband as well as the right to act as administrator, executor, or personal representative of the Husband's estate, and the Wife will at the request of the Husband, or his representative, execute, acknowledge, and deliver any and all instruments which may be necessary or required to carry out the Wife's waiver and relinquishment of any and all interests, rights, and claims.
- 13. **MUTUAL RELEASES:** Except as otherwise provided in this Agreement, each party releases the other from all claims or demands up to the date of the execution of this Agreement.
- 14. **AUTHORSHIP:** In the event that it becomes necessary for any reason to construe this Agreement as permitted by the rules of evidence of the State of Florida, this Agreement will be construed as being jointly prepared and drafted by all parties hereto.
- 15. **TAX ADVICE:** Both parties agree that they have had the opportunity to

retain their own Certified Public Accountant, tax attorney, or tax advisor with respect to the tax implications of this Agreement. Both parties acknowledge that they have been advised that their attorneys are not tax experts, and that they should seek their own independent tax advice by retaining a Certified Public Accountant, tax attorney, or tax advisor.

16. **EXECUTION OF DOCUMENTS:** Both parties agree to execute any and all documents necessary so as to promote the spirit and intent of this Agreement.

17. **ENTIRE AGREEMENT:** This Agreement, from the time it shall take effect, shall supersede any and all prior agreements, whether oral or written. The parties have incorporated in this Agreement their entire understanding. No oral statement or prior written matter extrinsic to this matter shall have any force or effect. Both parties understand and agree that this Agreement shall be filed with the Court and that a Final Judgment will be entered incorporating and adopting this Agreement. Neither party shall ask for, nor be entitled to any other settlement than as set forth herein. The parties understand and agree that they shall be bound by the provisions as set forth in this Agreement.

18. **MODIFICATION:** This Agreement shall not be modified by the parties except by an agreement in writing duly subscribed and acknowledged with the same formality as this Agreement, or a court order on appropriate pleadings.

19. **CHANGE OF ADDRESS:** The parties hereby agree that until such time as all obligations of the parties have been satisfied pursuant to the terms of this Agreement, each will notify the other and the Court in writing of any change of address within fifteen (15) days of the date of such change.

20. **SEVERABILITY:** If any portion of this Agreement is held illegal, unenforceable, void or voidable by any court, each of the remaining terms hereof shall nevertheless remain in full force and effect as a separate contract. This Agreement shall be deemed modified and amended to the

extent necessary to render it valid and enforceable.

21. **GOVERNING LAW:** It is the intention and direction of the parties hereto that this instrument shall be governed by and construed in accordance with the laws of the State of Florida.

22. **WAIVER OF DISCOVERY:** The parties understand that additional "discovery" could have been performed in this matter. However, by settling this case with this Agreement, the parties are releasing the attorney(s) from further obligation to perform discovery and are settling based on their own personal knowledge. This clause is not a release of the obligation of the parties contained in this paragraph to make a full and complete disclosure to each other.

23. **VENUE:** The parties agree that for the purpose of all litigation in this matter and all future matters between the parties, venue shall be in Sumter County, Florida.

24. **RECONCILIATION/REMARRIAGE:** Any reconciliation, attempted reconciliation or remarriage between the Husband and Wife will have no effect on any of the terms of this Agreement, unless the parties agree otherwise in writing.

25. **RETENTION OF JURISDICTION:** This Court shall retain jurisdiction over this matter for the purposes of enforcement (including contempt if appropriate) of this Agreement.

26. **ELECTRONIC SIGNATURES AND TRANSMITTAL / EXECUTION:** The parties agree that this document may be executed electronically and via electronic signatures, that this document may be transmitted electronically, and that it may be executed in counter parts.

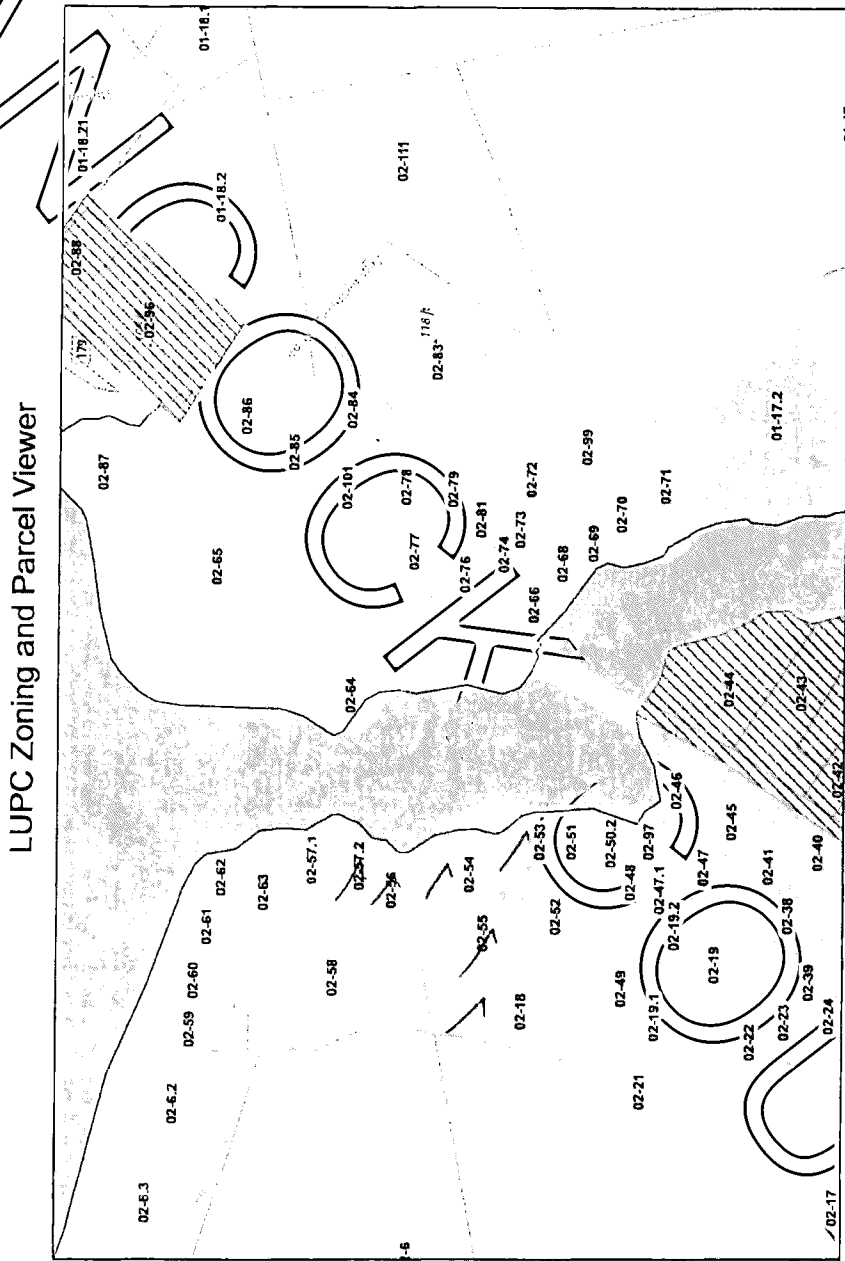
Dated: 1/28/2026

AMBER ROSE JOY

Thomas Joy

THOMAS E. JOY

EXHIBIT A



8/8/2025, 10:32:10 AM

Towns

LUPC Zones

D-GN: General Development

D-RS: Residential Development

M-GN: General Management

P-GP: Great Pond Protection

Unorganized Territory Parcels

Scale: 1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Mapbox, Airbus DS, Microsoft, and the GIS User Community

Mapbox Land Use Planning Commission 2018

Exhibit A

EXHIBIT A

HANCOCK COUNTY

4:20 PM Thu Sep 25

72%

g.maine.gov
2025 TAXPAYER VALUATION

Property ID: 098040080
 Account ID: 1215-0429
 JOY THOMAS E & AMBER R
 766 CR 485A LAKE PANASOFFKEE FL
 33538-3826

	Percent Ownership:	100.00%
Land Value	48,590.00	
Building Value	0.00	
Personal Property	0.00	
Total Exemptions	0.00	
Taxable Value	48,590.00	
Tax	168.12	

0.38 Acres

Hancock
 T8 SOUTH DIVISION
 MAP HA004 PLAN 02 LOT 56 57.2

Property ID: 098040083
 Account ID: 1215-0333
 JOY THOMAS E & AMBER R
 766 CR 485A LAKE PANASOFFKEE FL
 33538-3826

	Percent Ownership:	100.00%
Land Value	83,800.00	
Building Value	0.00	
Personal Property	0.00	
Total Exemptions	0.00	
Taxable Value	83,800.00	
Tax	289.95	

0.83 Acres

Hancock
 T8 SOUTH DIVISION
 MAP HA004 PLAN 02 LOT 54

Property ID: 098040075
 Account ID: 1206-5574
 KANE SEAN R
 20 FLETCHERS LANDING RD
 FLETCHERS LANDING TWP ME
 04603-4936

	Percent Ownership:	100.00%
Land Value	81,110.00	
Building Value	149,010.00	
Personal Property	0.00	
Total Exemptions	25,000.00	
Taxable Value	205,120.00	
Tax	709.72	

0.67 Acres

Hancock
 T8 SOUTH DIVISION
 MAP HA004 PLAN 02 LOT 94
 Homestead Exemption \$25,000.00

Done Q joy 4 of 15

Exhibit B

4:20 PM Thu Sep 25

maine.gov

MAINE REVENUE SERVICES
2025 TAXPAYER VALUATION

Property ID: 098040216
 Account ID: 1197-9638
 JOY THOMAS & AMBER
 766 CR 485A LAKE PANASOFFKEE FL
 33538-5826

Percent Ownership:	100.00%
Land Value	16,940.00
Building Value	0.00
Personal Property	0.00
Total Exemptions	0.00
Taxable Value	16,940.00
Tax	355.50

1.04 Acres

Hancock
 T8 SOUTH DIVISION
 MAP HA004 PLAN 02 LOT 18

Property ID: 098040122
 Account ID: 1217-4061
 JOY THOMAS E & AMBER R
 766 CR 485A LAKE PANASOFFKEE FL
 33538-5826

Percent Ownership:	100.00%
Land Value	44,400.00
Building Value	0.00
Personal Property	0.00
Total Exemptions	0.00
Taxable Value	44,400.00
Tax	153.62

0.21 Acres

Hancock
 T8 SOUTH DIVISION
 MAP HA004 PLAN 02 LOT 53

Property ID: 098040179
 Account ID: 1211-6532
 JOY THOMAS E & AMBER R
 766 CR 485A LAKE PANASOFFKEE FL
 33538-5826

Percent Ownership:	100.00%
Land Value	10,850.00
Building Value	0.00
Personal Property	0.00
Total Exemptions	0.00
Taxable Value	10,850.00
Tax	37.54

0.46 Acres

Hancock
 T8 SOUTH DIVISION
 MAP HA004 PLAN 02 LOT 55

Done joy 4 of 15



STATE OF FLORIDA, COUNTY OF SUMTER
 I HEREBY CERTIFY, that the above and
 foregoing is a true copy of the original
 ERIN G. MUNZ, Clerk of Circuit Court
 By Bridget Clark
 Deputy Clerk
 Dated 2/3/2026