

BK: OR 7439 PAGE: 422 # OF PGS: 3
04/01/2026 03:21:00 PM Inst # 2026003308
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

After Recording Return To:
The Wright Buzz, LLC
PO Box 88
Ellsworth, ME 04605

Quitclaim Deed

Coastal Builders & Sons, Inc., of Hancock, ME, for consideration paid grants to **The Wright Buzz, LLC**, (a Maine Limited Liability Company, with a mailing address of P.O. Box 88, Ellsworth, ME 04605, with QUITCLAIM COVENANTS:

See attached Exhibit A

Meaning and intending to convey the same premises as conveyed to Coastal Builders & Sons, Inc., a Corporation from Catherine A. Bragdon f/k/a Catherine A. Day by virtue of a Quitclaim Deed with Covenant dated May 9, 2006 and recorded in the Hancock County Registry of Deeds in Book 4484, Page 116.

Executed under seal this 1st day of April, 2026.

Coastal Builders & Sons, Inc., a Corporation

By: Kim Scott
Kim Scott, Managing Member

By: James Scott
James Scott, Managing Member

State of Maine
County of HANCOCK, ss.

April 1st, 2026

Personally appeared the above named Kim Scott, Managing Member and James Scott, Managing Member of Coastal Builders & Sons, Inc., and acknowledged the foregoing instrument to be their free act and deed.

Richard C. Cleary
Notary Public
Expiration Date:

Richard C. Cleary
Attorney at Law
Bar ID#: 7730

EXHIBIT A

Property Address: 1-7 Manhattan Way, Ellsworth, ME 04605

A certain lot or parcel of land situated in Ellsworth, Hancock County, State of Maine, being more particularly described as follows, to wit:

Beginning at a $\frac{3}{4}$ " rebar with cap set, said rebar being on the apparent westerly sideline of the North Bend Road, said rebar also bearing North nine degrees eighteen minutes nineteen second West (N 09° 18' 19" W) sixty and thirty-one hundredths feet (60.31') from a $\frac{1}{2}$ " galvanized iron pipe found, said last mentioned pipe marking the northeast corner of a parcel of land conveyed in a deed from Dorothy N. Brand to Dorothy Ninna Perkins and Gary E. Perkins, Sr., dated May 21, 2001 and recorded at the Hancock County Registry of Deeds in Book 3072, Page 206; thence South eighty-six degrees twenty-eight minutes sixteen seconds West (S 86° 28' 16" W) four hundred eleven and seventy-nine one-hundredths feet (411.79') to a $\frac{3}{4}$ " rebar with cap set; thence North sixteen degrees seventeen minutes thirteen seconds West (N 16° 17' 13" W) one thousand eighty-three and forty-four one-hundredths feet (1083.44') to a $\frac{3}{4}$ " rebar with cap set on a barbed wire fence found, said fence being the northerly line of land conveyed in a deed from Averill H. Day to Raymond S. and Catherine A. Day, dated October 23, 1970 and recorded at the Hancock County Registry of Deeds in Book 1107, Page 119; thence generally easterly following said barbed wire fence four hundred ninety two feet (492') more or less, to a $\frac{3}{4}$ " rebar with cap set on said fence at the northwest corner of land conveyed in a deed to James R. and Beth E. Williams, dated July 29, 1998 and recorded at the Hancock County Registry of Deeds in Book 2767, Page 169, said last mentioned rebar bearing for a tie line from the rebar set at the northwest corner of the herein conveyed parcel of South seventy-two degrees thirty-six minutes nine seconds East (S 72° 36' 09" E) four hundred ninety and twenty-three one-hundredths feet (490.23'); thence following the westerly sideline of land of said Williams South zero degrees forty-four minutes fifty-seven seconds West (S 00° 44' 57" W) one hundred fifteen feet (115.00') to a $\frac{3}{4}$ " rebar with cap set at the southwest corner of land of said Williams; thence following the southerly sideline of land of said Williams South seventy degrees forty-five minutes three seconds East (S 70° 45' 03" E) two hundred fifty feet (250.00') to a $\frac{3}{4}$ " rebar with cap set on the apparent westerly sideline of said North Bend Road; thence following the westerly sideline of said North Bend Road the following courses and distances back to the point of beginning:

S 00° 25' 59" E, 293.95 feet

S 01° 29' 30" E, 241.50 feet

S 01° 42' 21" E, 135.33 feet

Containing 10.76 acres, more or less.

Bearing referenced to Observed Magnetic North April 2006.

Hereby conveying any land of the Grantor herein situated between the sideline of the North Bend Road and the easterly sideline of the above described property, the north and south lines of the herein described parcel being the extension of the southerly sideline of land of said Williams and southerly line of the herein conveyed 10.76 acre parcel.

Hereby reserving all rights of the public in and to any portion of the above described parcels contained within the limits of the North Bend Road.

The within described premises are conveyed subject to a reservation in deed, United States of America to Harry E. Day and Averill H. Day dated January 12, 1944, recorded in Book 694, Page 543 of Hancock County Registry of Deeds, in which deed said reservation is described as follows: "Reserving, however, unto the Grantor and its assigns, three-fourths of all coal, oil, gas and other minerals in or under said premises."

Title not searched, description not verified, by preparer of deed