

BK: OR 7433 PAGE: 192 # OF PGS: 4
02/20/2026 12:48:25 PM Inst # 2026001697
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

DEED OF DISTRIBUTION**Office Use Only - DLN:** 3581975

I, **Stephen A. Evancho**, with a mailing address of 134 Bagaduce Lane, Sedgwick, ME 04676, duly appointed and acting **Personal Representative of the Estate of Michael A. Reichgott**, deceased (intestate), as shown by the probate records of the County of Hancock, State of Maine, by the powers conferred by law, and every other power, (in distribution of the estate), GRANT to **Stephen A. Evancho**, with a mailing address of 134 Bagaduce Lane, Sedgwick, ME 04676, being the person entitled to distribution, a certain lot or parcel of land, together with any improvements and buildings thereon, situated in **Sedgwick**, Hancock County, Maine, bounded and described in Exhibit "A" attached hereto made a part hereof by reference.

The Estate of Michael A. Reichgott is probated in the Hancock County Registry of Probate, Docket# 2025-363. Stephen A. Evancho was appointed as Personal Representative of the Estate on October 3, 2025. The Certificate and Abstract is recorded at the Hancock County Registry of Deeds in Book 7409, Page 949.

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

WITNESS my hand and seal in my aforesaid capacity this 17th day of February, 2026.

Stephen A. Evancho
Stephen A. Evancho, Personal Representative
Estate of Michael A. Reichgott

State of Maine
County of Hancock, ss.

17, February, 2026

Then personally appeared the above-named Stephen A. Evancho, in his said capacity as Personal Representative of the Estate of Michael A. Reichgott, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Faye Marie Allen
Notary Public/ Attorney at Law

FAYE MARIE ALLEN
Notary Public, State of Maine
My Commission Expires 02/16/2031

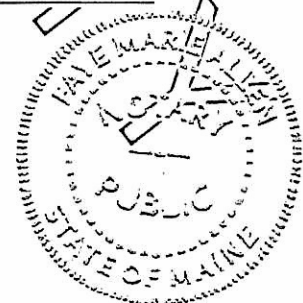


EXHIBIT A

*Deed of Distribution
Estate of Michael A. Reichgott to
Stephen A. Evancho
Property: 134 Bagaduce Lane, Sedgwick, Maine*

A certain lot or parcel of land, together with all buildings thereon, situated in Sedgwick, Hancock County, Maine, bounded and described as follows:

A certain lot or parcel of land, situated in Sedgwick, County of Hancock, State of Maine, and being Lot 4 as shown on a Plan titled "Castine River Estates, Sedgwick, Maine", by Sage Collins, R.L.S., dated May 11, 1987, revised July 14, 1987, and approved by the Sedgwick Planning Board on August 11, 1987, a copy of said Plan being recorded in the Hancock County, Maine, Registry of Deeds in Plan File 21, No. 35.

The premises hereinabove described and conveyed are conveyed together with a right of way, for all purposes of a way, sixty (60) feet in width, including the right to install and maintain utility poles and lines within the limits of said right of way, in common with the Grantor herein, its successors and assigns, and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, extending from the Snow's Cove Road, so-called, over and across the right of way shown on said Plan titled "Castine River Estates, Sedgwick, Maine", to the most northwesterly line of Lot 3, extended South fifty-six degrees no minutes West (S. 56° 00' W.) across said sixty (60) foot right of way, said right of way to include the right of way over the cul-de-sac area shown on said Plan at its point of termination thereof.

The premises hereinabove described and conveyed are conveyed together with a right of way, in common with the Grantor herein, its successors and assigns, and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, over and across the right of way fifty (50) feet in width, along the southeasterly line of Lot 7 shown on said Plan, and together with a right of way, in common with the Grantor herein, its successors and assigns, and appurtenant to the premises hereinabove described and conveyed, and to each and every part thereof, over and across the one and two tenths (1/2) acre lot designated on said Plan as "Common", to low water mark of the Bagaduce River.

Reserving to the Grantor herein, its successors and assigns, a right of way, for all purposes of a way, including the right to install and maintain utility poles and lines within the limits of said right of way, over and across that portion of the sixty (60) foot right of way shown on said Plan titled "Castine River Estates, Sedgwick, Maine", contained within the boundaries of Lot 4 hereinabove described and conveyed; further reference may be had to a utility easement conveyed to Bangor Hydro-Electric Company by deed of the Grantor herein, dated April 8, 1988, to be recorded in said Registry of Deeds.

Meaning and intending to convey a portion of the same premises conveyed to Castine River Associates by deed of Castine River Associates and M. E. Astbury & Son, Inc., dated July 31, 1987, to be recorded in the Hancock County, Maine, Registry of Deeds in Book 1685, Page 128.

The premises hereinabove described and conveyed are conveyed subject to the following restrictive covenants (not conditions subsequent) imposed for the benefit of remaining land conveyed to the Grantor herein by deed of Castine River Associates and M. E. Astbury & Son, Inc., dated July 31, 1987, and recorded in the Hancock County, Maine, Registry of Deeds, in Book 1685, Page 128, to-wit:

1. The premises shall be used for residential purposes only, and not for any commercial or industrial purpose other than professional offices or usual occupations conducted or carried on from the home.
2. No more than one single family dwelling, a separate winterized guest cottage, and appurtenant structures, such as garage or patio, shall be erected or maintained upon each lot.
3. The construction of any dwelling, guest cottage or appurtenant structure, shall be completed to the extent of being weather tight, shingled and/or sided, including outside finish work, within one (1) year from commencement of excavation.
4. No mobile homes or trailers shall be placed or maintained upon the premises.
5. No unregistered motor vehicles of any kind shall be placed or maintained upon the premises.
6. Lots 1 through 14 inclusive shall not be subdivided.
7. The owner of each lot shall become a Member of Castine River Estates Maintenance Corporation, organized by Castine River Associates, the Grantor herein, for purposes of upkeep and maintenance of the rights of way and common area conveyed hereunder.
8. Any and all stone walls existing along the boundary lines of said lots shall remain in place, but may be extended, maintained, or improved upon consistent within the bounds of said lots.
9. No more than 30% of any lot may be clear cut in any one year. All disturbed soils must be re-vegetated to prevent soil erosion.

For Michael A. Reichgott's source of title reference is given to a Warranty Deed from Castine River Associates to Michael A. Reichgott dated June 30, 1989 and recorded in Book 1759, Page 536 of the Hancock County Registry of Deeds.

SUBJECT TO a mortgage given to First National Bank in a deed from Michael A. Reichgott dated May 19, 2008, and recorded in Book 4996, Page 158 of the Hancock County Registry of Deeds.

HANCOCK COUNTY

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Ret: JKS