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QUITCLAIM DEED WITH COVENANT

DLN: _____

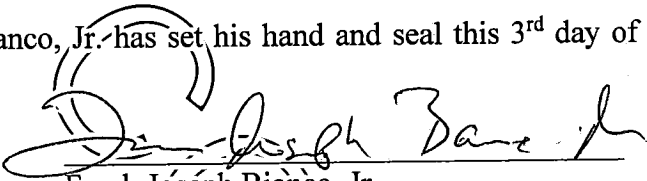
FRANK JOSEPH BIANCO, JR., of Blue Hill, Maine, for consideration paid, grants to LIAM T. WEBB, of Wakefield, Rhode Island, having a mailing address of 159 N Weeden Road, Wakefield, RI-02879, with quitclaim covenant, the real property in the Town of Brooklin, Hancock County, Maine, more particularly bounded and described as follows:

Lot 4 as shown on the "Plan of Boundary Survey For Bianco Subdivision, Flye Point Road & Harriman Point Road, Hancock County, Maine", dated August 12, 2025, and recorded in File 53, No. 50 of the Hancock County, Maine Registry of Deeds.

SUBJECT TO the terms and conditions of a Declaration of Restrictive Covenants dated November 13, 2025 and recorded in Book 7418, Page 931 in the said Registry of Deeds.

For Grantor's source of title reference may be had to the deed from Jason Miller, Successor Trustee of The David F. Gould Trust, to Frank Joseph Bianco, Jr., dated January 15, 2021, and recorded in Book 7089, Page 967 of the Hancock County Registry of Deeds, and the Municipal Quitclaim Deed from the Inhabitants of the Municipality of Brooklin to Frank Joseph Bianco, Jr., dated November 13, 2025, and recorded in Book 7417, Page 612 of the said Registry of Deeds.

IN WITNESS WHEREOF Frank J. Bianco, Jr. has set his hand and seal this 3rd day of December, 2025.


Frank Joseph Bianco, Jr.

STATE OF MAINE
COUNTY OF HANCOCK

December 3, 2025

Personally appeared before me the above-named Frank J. Bianco, Jr., and acknowledged the foregoing instrument to be his free act and deed.


Notary Public

Print name of Notary Public: DOREEN M. DENNISON
Commission expires: Notary Public • State of Maine
My Commission Expires June 18, 2026