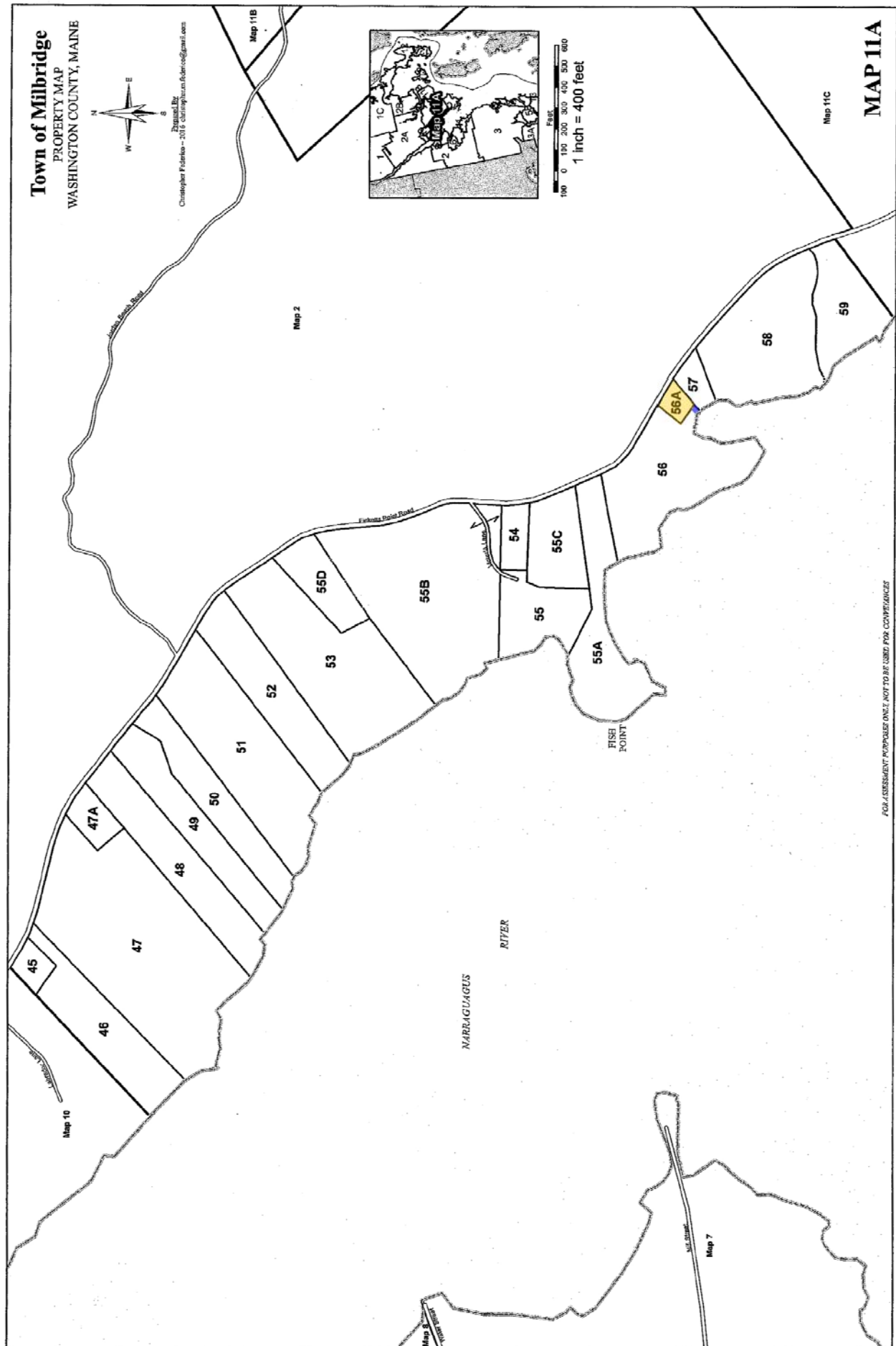
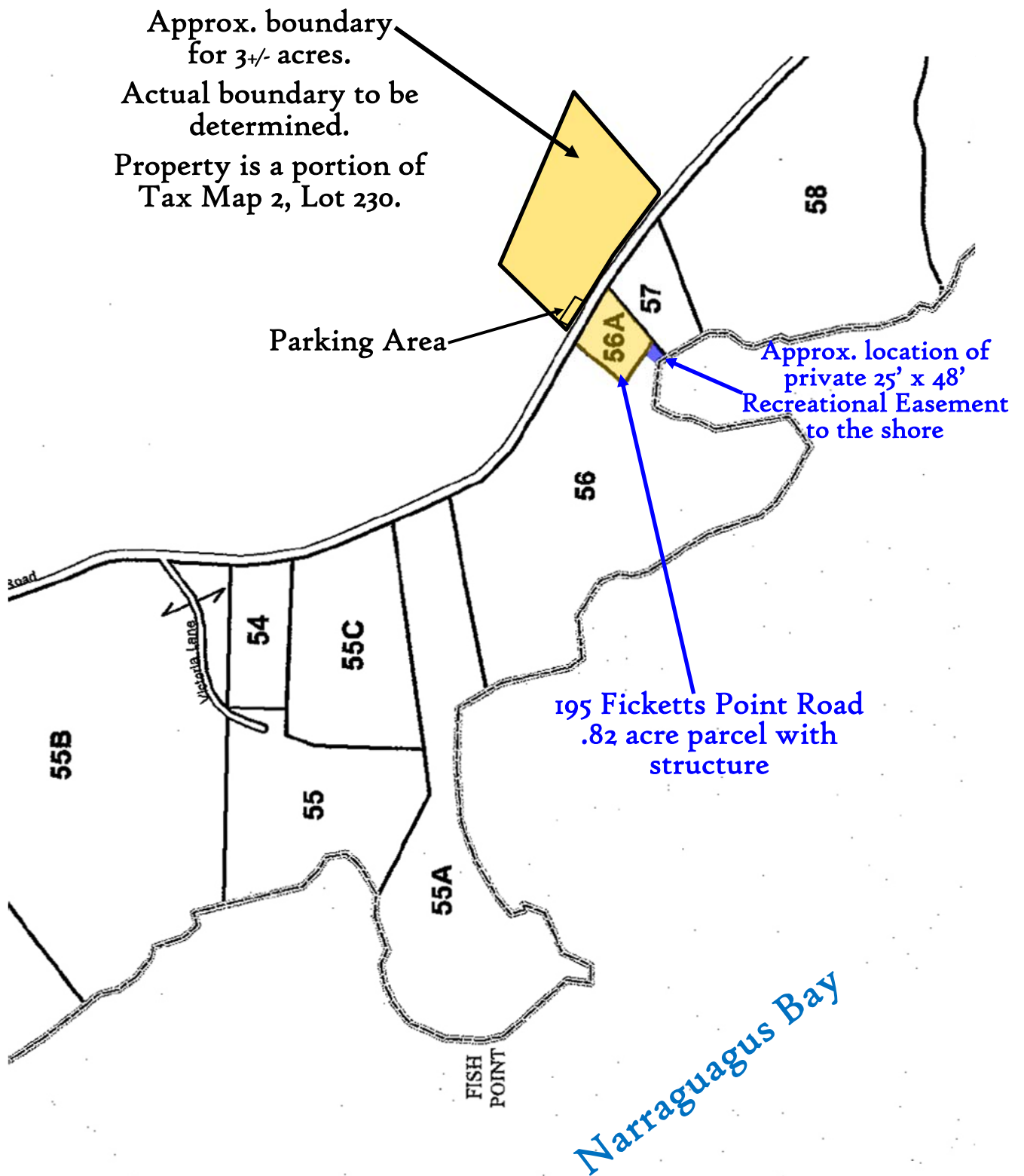


Tax Map 11A, Lot 56A

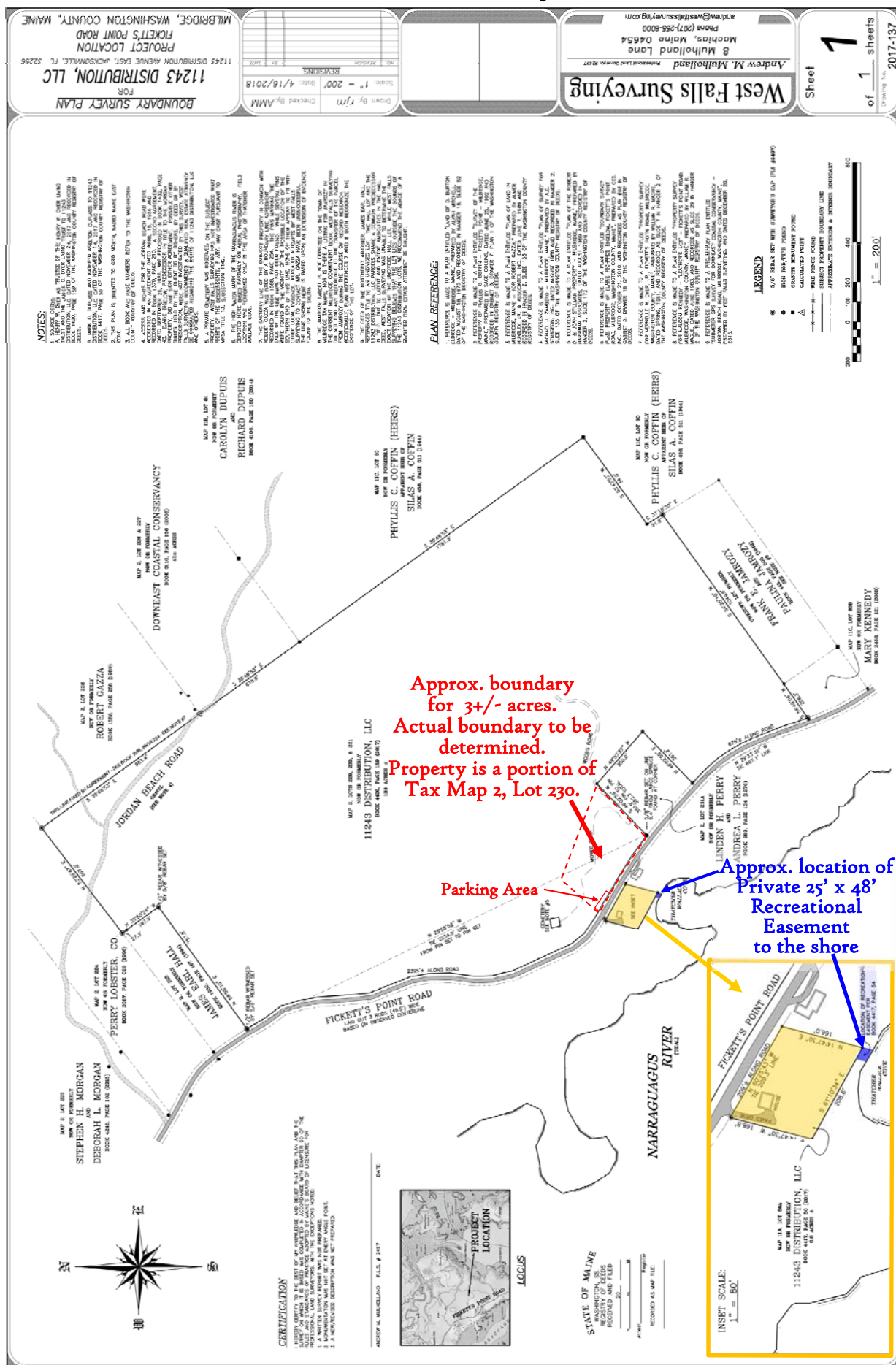


FOR ASSESSMENT PURPOSES ONLY, NOT TO BE USED FOR CONVEYANCES

Tax Map 11A, Lot 56A

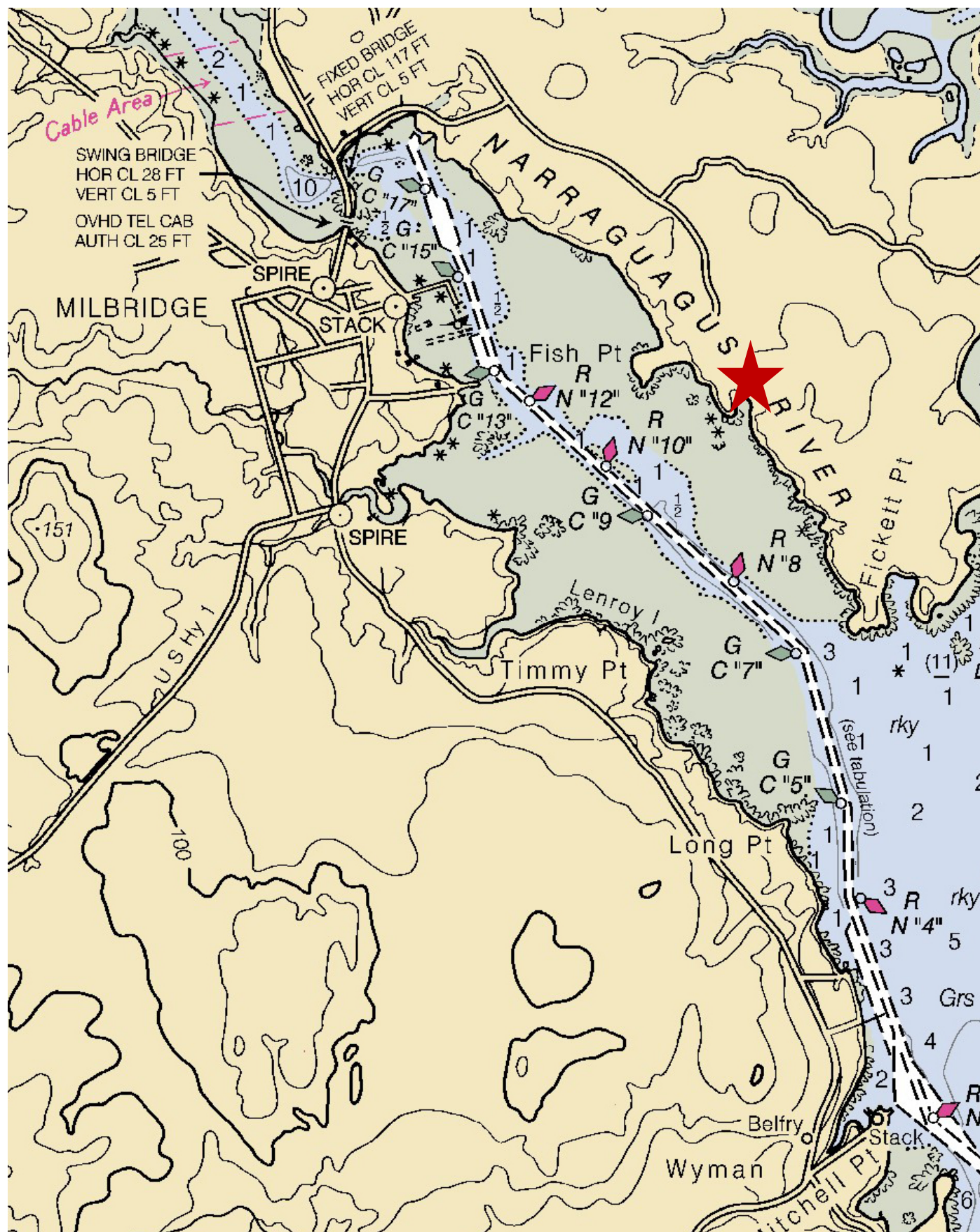


Survey



Survey inset shows approximate .82 acre parcel with original 1992 cottage structure.
Across the street is approx. location of 3+/-acre parcel.

Portion of Nautical Chart 13324



Deed Book 4957, Page 201

Doc# 9648
Bk: 4957 Pg: 201

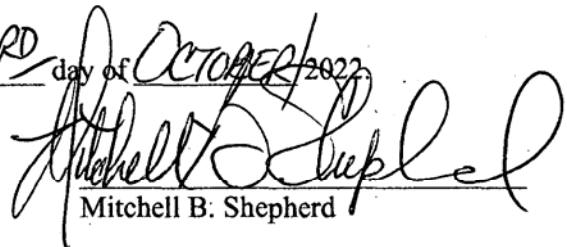
RELEASE DEED

NO TRANSFER TAX PAID

I, **MITCHELL B. SHEPHERD**, with a mailing address of 11243 Distribution Avenue, Jacksonville, FL 32256, hereby release to **FRANCIE D. SHEPHERD**, with a mailing address of P.O. Box 343, Milbridge, Maine, 04658, all of my right, title and interest in and to a certain lot or parcel of land, together with any improvements thereon, situated in the Town of Milbridge, Washington County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

For the purposes of the Maine Improvident Transfer Act, the Releasor confirms that he has received independent legal advice in connection with this deed from attorney Justin Michael Bennett, Esq. of Hale and Hamlin, 4 State Street, Ellsworth, Maine, 04605.

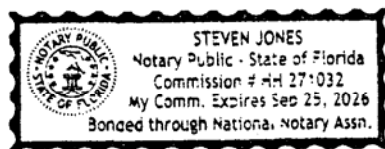
The Releasor has set his hand and seal this 3RD day of OCTOBER, 2022.

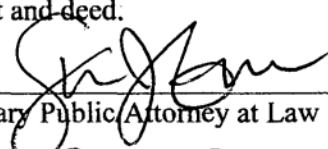

Mitchell B. Shepherd

STATE OF
COUNTY OF

October 3rd, 2022

Personally appeared before me, the above-named Mitchell B. Shepherd and acknowledged the foregoing instrument to be his free act and deed.




Notary Public, Attorney at Law

Steven Jones

Type/print name of Notary Public

Commission expires: Sept 25, 2026

Deed Book 4957, Page 202

Doc# 9648
Bk: 4957 Pg: 202

EXHIBIT A MITCHELL B. SHEPHERD TO FRANCIE D. SHEPHERD

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Milbridge, County of Washington, State of Maine, and being more particularly bounded and described in a deed from 11243 Distribution, LLC to Mitchell B. Shepherd and Francie D. Shepherd, dated September 8, 2021, and recorded in the Washington County Registry of Deeds in Book 4840, Page 145, as follows, to wit:

“BEGINNING at a point marked by a one and one-fourth (1.25) inch diameter iron rod found set in a large rock, said point being at the end of the fourth or “South thirty-two degrees thirty-three minutes West... 19 feet” line in the description of a parcel of land which by deed dated August 24, 1983, and recorded in the Washington County Registry of Deeds in Book 1240, Page 272, was conveyed by Vernelle W. Dyer, Jr. to Andrew J. Meade and Frances W. Meade;

“THENCE running with and binding always on and along the fifth (5th) line in the above-cited Dyer-Meade deed South thirty-two degrees thirty-three minutes West (S 32° 33' W) one hundred sixty-six and one tenth (166.1) feet to a point marked by a three fourths (3/4) inch diameter rebar found driven into the ground, said point bears South ten degrees thirty-eight minutes fifty-one seconds East (S 10° 38' 51" E) one hundred ninety-nine and twelve hundredths (199.12) feet from a point at the southwest corner of the concrete foundation underlying the dwelling now (1993) located on the herein described parcel;

“THENCE leaving the sideline of the above-mentioned Dyer-Meade Parcel and running for the following two (2) lines of division made across the land of Andrew J. and Frances W. Meade: (1) North forty-four degrees zero minutes West (N 44° 00' W) two hundred twenty and zero tenths (220.0) feet to a point now (1993) marked by a number four (4) concrete reinforcing rod (re-bar) with a yellow plastic cap stamped P.L. S. 1331 and driven into the ground, said point (A) bears South fifty-eight degrees twenty-two minutes forty-six seconds West (S 58° 22' 46" W) one hundred four and six tenths (104.6) feet from a point at the northwest corner of the foundation underlying the above-mentioned dwelling, the length of the building being (32.1) feet; thence running (2) North thirty-two degrees thirty-three minutes West (N 32° 33' W), parallel the first course of the herein-described parcel, one hundred sixty-six and one tenth (166.1) feet to a point also marked by a number four (4) rerod, capped as before and driven into the ground, said point (A) bears due North eighty-five and sixteen hundredths (85.16) feet from the above-described point at the northwest corner of the said foundation, and (B) bears North forty-four degrees, zero minutes West (N 44° 00' W) two hundred twenty and zero tenths (220.0) feet from the point of beginning of the herein described parcel, and on the westerly sideline of said Ficketts Point Road a normal distance of 24.75 feet from its centerline;

Deed Book 4957, Page 203

Doc#: 9648
Bk: 4957 Pg: 203

“THENCE continuing the last-mentioned course North thirty-two degrees, thirty-three minutes East (N 32° 33’ E) thirty-nine and twenty-one hundredths (39.21) feet to a point at the centerline of the traveled way of the said Ficketts Point Road; thence running along the said centerline South thirty-nine degrees East (S 39° 00’ E) two hundred twenty -five and fifty-five hundredths (225.55) feet to a point.

“THENCE leaving the said centerline and running South thirty-two degrees, thirty-three minutes West (S 32° 33’ W) nineteen (19.0) feet to the point of beginning, the orientation being the magnetic meridian of 1980 shown on a plan by William R. Mague entitled “Property Survey for Vernell W. Dyer, Jr., Ficketts Point Road, Milbridge, Maine.” Containing eighty-two hundredths (0.82) acre, more or less.

“Reference is made to a recreational Easement benefitting the above-described parcel dated November 3, 2017, and recorded at said Registry in Book 4417, Page 54.”

Received
Recorded Register of Deeds
Oct 11, 2022 11:33:52A
Washington County
Tammy C. Gay

Recreational Easement

Deed Book 4417, Page 54

Doc# 12385
Bk: 4417 Pg: 54

RECREATIONAL EASEMENT

FICKETT'S POINT LLC, a Maine limited liability company, whose mailing address is 3267 Bee Caves Rd, Ste. 107-509 Austin, TX 78746,

for consideration,

grants unto 11243 DISTRIBUTION, LLC, a Florida limited liability company, with a mailing address of 11243 Distribution Avenue, Jacksonville, FL 32256,

a recreational easement appurtenant to that certain real estate in Milbridge, County of Washington and State of Maine described in a deed from Matt D. Duplass and Kathryn A. Duplass to Matt D. Duplass and Kathryn Aselton Duplass, Trustees of the Shine Girl Living Trust, dated October 11, 2013 and recorded in Book 4007, Page 278 of the Washington County Registry of Deeds.

Said easement shall permit the Grantee and its individual members, its and their heirs, successors and assigns, as appurtenant to the above real estate, to cross and re-cross by foot and to engage in recreational activities upon the beach and shore, including the launching of hand-carried small watercraft, within the easement area extending to low water mark, said easement area described as follows:

Beginning at the southerly corner of the benefitted property above described marked by an iron re-rod on the line of land now or formerly of Haroutinian and thence running S 32° 33' W by and along land of the Grantors and the boundary of land now or formerly of Haroutinian a distance of forty eight (48) feet, more or less, to mean high water mark of Thatcher Wallace Cove and thence continuing on same course to low water mark;

Thence running in a generally northwesterly direction following low water mark of Thatcher Wallace Cove to its intersection with a line twenty five (25) feet distant from and parallel to the line of land of Haroutinian;

Thence bearing N 32° 33' E through land of the Grantor to the southwesterly sideline of the benefitted property above described;

Thence bearing S 44° 00' E by and along the southwesterly sideline of the benefitted property twenty five (25) feet, more or less, to the point or place of beginning.

The Grantee herein and its members, successors, heirs or assigns, shall conduct such recreational activities in the easement area in such a manner as not to cause or permit excessive noise or disturbance to the ground surface and shall not cause or permit any damage or erosion to occur within the easement area in the exercise of this easement.

The property burdened by this easement is located in Milbridge, County of Washington, State of Maine and described in a deed from Andrew J. Meade and Frances W. Meade to

Recreational Easement

Deed Book 4417, Page 55

Doc# 12385
Bk: 4417 Pg: 55

Fickett's Point LLC dated November 26, 2008 and recorded in Book 3475, Page 222 of the Washington County Registry of Deeds.

Delivery and recordation of this easement shall be and is conditional upon acquisition by the Grantee of that certain real estate in said Milbridge described in the aforesaid deed recorded in Book 4007, Page 278 of said Registry of Deeds.

SIGNED, SEALED AND DELIVERED

In the presence of


Witness

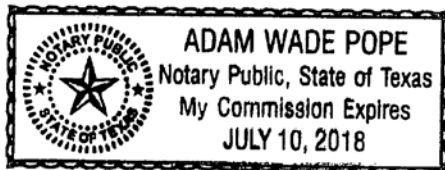
FICKETT'S POINT LLC

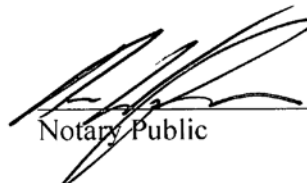
BY 
its
Andrew Meade

STATE OF Texas
County of Travis 3rd of November, 2017

Personally appeared the above named Andrew Meade, in his capacity Manager, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Limited Liability Company.

Before me,




Notary Public
Adam Wade Pope
Type/print name of Notary Public

3+/- Acre Lot is a Portion of Deed Book 5060, Page 255

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

Receipt # 172088



BK 5060 PG 255
Instr # 2023-9111
11/02/2023 01:01:20 PM

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

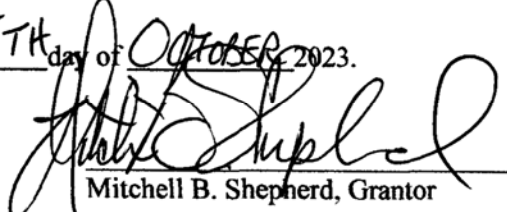
QUITCLAIM WITH COVENANT DEED

I, **MITCHELL B. SHEPHERD**, with a mailing address of 11243 Distribution Avenue, Jacksonville, FL, 32256, hereby GRANT to **FRANCIE D. SHEPHERD**, with a mailing address of P.O. Box 343, Milbridge, Maine, 04658, with Quitclaim Covenant, a certain lot or parcel of land, together with any improvements thereon, situated in the Town of Milbridge, Washington County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

This deed is pursuant to the terms of a court order pursuant to divorce of the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida, dated September 26, 2022 (docket number 2022-DR-006029; Division FM-D).

For the purposes of the Maine Improvident Transfer Act, the Grantor confirms that he has received independent legal advice in connection with this deed from attorney Justin Michael Bennett, Esq, of Hale & Hamlin, 4 State Street, Ellsworth, Maine, 04605.

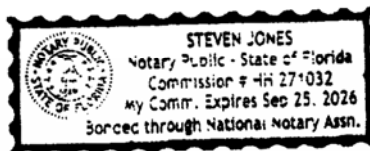
The Grantor has set his hand and seal this 5TH day of October, 2023.


Mitchell B. Shepherd, Grantor

STATE OF Florida
COUNTY OF Duval

October 5th, 2023

Personally appeared before me, the above-named Mitchell B. Shepherd and acknowledged the foregoing instrument to be his free act and deed.




Notary Public Attorney at Law

Steven Jones

Type/print name of Notary Public
Commission expires: 9-25-26

NO TRANSFER TAX PAID

3+/- Acre Lot is a Portion of Deed Book 5060, Page 255

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

EXHIBIT A MITCHELL B. SHEPHERD TO FRANCIE D. SHEPHERD

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Milbridge, County of Washington, State of Maine, and being a portion of the real estate described in the deed from 11243 Distribution, LLC to Mitchell B. Shepherd and Francie D. Shepherd, dated November 12, 2021, and recorded in the Washington County Registry of Deeds in Book 4853, Page 282, more particularly described as follows, to wit:

All of that real estate which is described in the said deed from 11243 Distribution, LLC to Mitchell B. Shepherd and Francie D. Shepherd, dated November 12, 2021, and recorded in the Washington County Registry of Deeds in Book 4853, Page 282, which is situated northwesterly of the following internal division line:

Beginning at a rebar set on the easterly side of Ficketts Point Road, said rebar being set six and four tenths feet from a large Spruce found at the intersection of Ficketts Point Road and the westerly corner of the real estate which is described in the deed from Joseph H. Haroutunian and Gabriella B. Haroutunian (a.k.a. Gabrielle B. Haroutunian) to Linden H. Perry and Andrea L. Perry, dated June 2, 1976, and recorded at the Washington County Registry of Deeds in Book 989, Page 134;

Thence, North forty-six degrees two minutes and fifty-nine seconds East (N 46° 02' 59" E) three hundred and fifty-five and nine tenths (355.9) feet to a pin which marks the northerly corner of the said real estate which is described in the deed from Joseph H. Haroutunian and Gabriella B. Haroutunian (a.k.a. Gabrielle B. Haroutunian) to Linden H. Perry and Andrea L. Perry, dated June 2, 1976, and recorded at the Washington County Registry of Deeds in Book 989, Page 134;

Thence, continuing North forty-six degrees two minutes and fifty-nine seconds East (N 46° 02' 59" E) one thousand and four hundred and seventy and five tenths (1,470.5) feet to the intersection with the boundary line of the real estate which is now or formerly owned by Phyllis C. Coffin, and described in the deed from Sarah S. Kelley to Silas A. Coffin, dated September 18, 1944, recorded at the Washington County Registry of Deed in Book 456, Page 511.

Together with all rights of the Grantor to the center of the road adjoining the herein described premises.

Meaning and intending to describe a parcel of real estate containing approximately eighty-eight acres; and being Tax Map 2, lots 229 and 230 for the Town of Milbridge.

3+/- Acre Lot is a Portion of Deed Book 5060, Page 255

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

The above-described real estate is conveyed TOGETHER WITH all rights, privileges and appurtenances belonging to the granted estate.

The above-described real estate is conveyed SUBJECT TO all easements, restrictions, covenants and burdens of record.