COPY

QUITCLAIM DEED with COVENANT

ELIZABETH A. BELL and **ROBERT BELL**, with a mailing address of 15 Plummer Road, Buxton, Maine 04093, for consideration paid, grant to **EMILEE SUTER**, with a mailing address of 12 Seal Point Circle, Trenton, Maine 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Trenton, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 26 day of August, 2026.

Witness

EABell.
ELIZABETH A. BELL

Witness

ROBERT BELL

STATE OF MAINE
COUNTY OF York, ss. Dated: August 26, 2026

Personally appeared the above named, Elizabeth A. Bell and Robert Bell, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Notary Public
Angela H Michie
Printed Name
Commission expiration 2/1/30

ANGELA H. MICHIE
NOTARY PUBLIC
State of Maine
My Commission Expires
FEBRUARY 1, 2030

Exhibit A

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Trenton, County of Hancock, State of Maine, on the easterly side of Bayside Road (Route 230), and being more particularly bounded and described as follows:

Beginning at a point at the northeast corner of land described in a deed from Robert Bell and Elizabeth A. Bell to Chassie P. Moore, dated December 21, 2017, and recorded in Book 6866, Page 959 of the Hancock County Registry of Deeds, said point also being on the northerly line of an existing 50-foot-wide right of way described in Book 3314, Page 278 of said Registry; thence N 85° 50' 32" E, by and along the northerly line of land of Elizabeth A. Bell and Robert Bell (Book 5493, Page 25), also being the northerly line of said 50-foot-wide right of way, a distance of 15.21 feet; thence N 86° 25' 46" E, continuing by and along said northerly line of land of Bell and said 50-foot-wide right of way, a distance of 390.18 feet to the northeast corner of said land of Bell; thence S 03° 34' 13" E, by and along the easterly line of said land of Bell, a distance of 738.52 feet to its intersection with the northeasterly line of said land of Moore (Book 6866, Page 959); thence N 51° 29' 51" W, by and along the northeasterly line of said land of Moore, a distance of 254.98 feet to a 3/4-inch iron rod; thence N 05° 41' 32" W, continuing by and along said land of Moore, a distance of 567.90 feet to the northeast corner thereof and the point of beginning.

Reference is made to a plan entitled "Property Sketch for Elizabeth A. & Robert Bell, 1738 Bayside Road, Trenton, Maine," dated December 7, 2017, and prepared by Herrick & Salsbury, Inc. In the event of any discrepancy between the foregoing description and said plan, the plan shall control.

Meaning and intending to convey so much of the land described in a deed from Mabel H. White to Loren L. White, dated June 22, 1960, and recorded in Book 1280, Page 314 of the Hancock County Registry of Deeds, as lies easterly of the Bayside Road, so called, leading from Ellsworth to Oak Point, excepting those certain lots or parcels of land conveyed by the following deeds: (1) Deed to Frank White, dated April 25, 1978, and recorded in Book 1316, Page 547 of said Registry; and (2) Deed to Chassie P. Moore, dated December 21, 2017, and recorded in Book 6866, Page 959 of said Registry.

This conveyance is made TOGETHER WITH and SUBJECT TO a 50-foot-wide right of way as described in an Easement from Bangor Property Management, Inc. to Erbern W. Tourtelotte, dated May 3, 2002, and recorded in Book 3314, Page 278 of said Registry, including the benefit of said right of way over the premises conveyed to Chassie P. Moore by deed dated December 21, 2017, and recorded in Book 6866, Page 959 of said Registry, as reserved therein for the benefit of the premises herein conveyed.

This conveyance is further made SUBJECT TO the 75-foot-wide right of way and rights to enter and cross the premises for purposes of maintaining any portion of the leach field located thereon, together with the obligation to restore any ground disturbed by such maintenance, all as set forth in said deed from Elizabeth A. Bell and Robert Bell to Chassie P. Moore, dated December 21, 2017, and recorded in Book 6866, Page 959 of said Registry.

ALSO SUBJECT TO an easement from Robert Bell and Elizabeth A. Bell to Emera Maine, dated October 2, 2018, and recorded in Book 6925, Page 78 of said Registry.

For source of title, reference may be made to a deed from EH Pooled 510, LP to Elizabeth A. Bell and Robert Bell, dated August 12, 2010, and recorded in Book 5493, Page 25 of the Hancock County Registry of Deeds. Further reference may be made to a Confirmatory Release Deed from U.S. Bank National Association to Elizabeth A. Bell and Robert Bell, dated October 6, 2026, to be recorded in said Registry of Deeds prior hereto.