

DLN: 3008476

QUITCLAIM DEED with COVENANT

DAVID SCULL, III and EBONY SINCLAIR NICOLAS SCULL, with a mailing address of 3036 Hiehie Street #3036, Honolulu, Hawaii 96822, for consideration paid, grant to NEH JOY RIDE LLC, a Maine limited liability company, with a mailing address of 13 Foreside Drive, Falmouth, Maine 04105, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Mount Desert, Hancock County, Maine, bounded and described in EXHIBIT-A, attached hereto and made a part hereof.

WITNESS our hands and seals this 30th day of July, 2025.

Witness

DAVID SCULL, III

Witness

EBONY SINCLAIR NICOLAS SCULL

STATE OF MAINE
COUNTY OF HANCOCK, ss.

Dated: July 30, 2025

Personally appeared the above named, David Scull, III and Ebony Sinclair Nicolas Scull, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Notary Public

Printed Name
Commission expiration

Brian P. Shaheen
Attorney at Law
Bar ID#6100

Initial
CSM

Initial
[Signature]

Exhibit A

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Mount Desert, Hancock County, Maine, bounded and described as follows:

“Beginning at an iron pipe driven in the ground in the northerly side of Joy Road at the southwest corner of land of Reed; thence South eighty-six degrees and fifty-two minutes West, but always following the northerly line of Joy Road, one hundred (100) feet to an iron pipe driven in the ground; thence North three degrees and fifty-three minutes West, one hundred (100) feet to an iron pipe driven in the ground in the southerly line of land belonging to William Fennelly; thence North eighty-six degrees and fifty-two minutes East, but always following the southerly line of land of said William Fennelly, one hundred fourteen and eight tenths (114.8) feet to an iron pipe driven in the ground in the westerly line of land of Reed; thence South four degrees and twenty-five minutes West, but always following the westerly line of Reed ninety-one and six tenths (91.6) feet to an iron pipe driven in the ground; thence South five degrees and forty minutes West, but always following the westerly line of land of Reed, ten (10) feet to the point of beginning and containing 10,714 square feet.”

Being all and the same premises as conveyed in a deed from Maria M. Thompson to David Scull, III and Ebony Sinclair Nicolas Scull and dated October 9, 2015 and recorded in Book 6469, Page 129 at the Hancock County Registry of Deeds.

Handwritten signature and large watermark text: HANCOCK COUNTY

Initial
MM

Initial
[Signature]