

BK: OR 7419 PAGE: 111 # OF PGS: 2
 11/21/2025 03:46:28 PM Inst # 2025015518
 JULIE A. CURTIS, REGISTER OF DEEDS
 HANCOCK COUNTY MAINE
 MAINE REAL ESTATE TRANSFER TAX PAID

DEED OF SALE BY PERSONAL REPRESENTATIVE

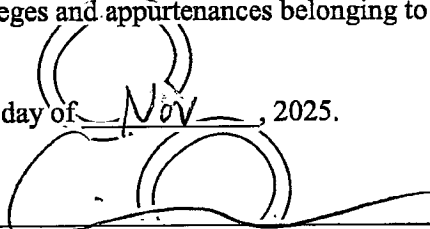
DLN: ~~XXXXXXXXXX~~

KNOW ALL MEN BY THESE PRESENTS, that **Erik R. Sanner**, whose mailing address is 15 Circle Drive, Beach Lake, PA 18405, duly appointed and acting **Personal Representative of the Estate of Richard Edward Sanner**, deceased (testate), as shown by the probate records of the County of Hancock, State of Maine, Docket #2025-224, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's Last Will and Testament, by the power conferred by the Probate Code, and every other power, for consideration paid, GRANTS to **Island Ferry Property Management, LLC**, a Maine Limited Liability Company, with a mailing address of 139 Bayside Road, Ellsworth, ME 04605, a certain lot or parcel of land, together with any buildings and improvements thereon, located in **Ellsworth**, Hancock County, Maine, being more particularly bounded and described in Exhibit A attached hereto and made part hereof.

The Estate of Richard Edward Sanner is probated in the Hancock County Registry of Probate, Docket #2025-224. Erik R. Sanner was appointed Personal Representative of the Estate on June 23, 2025. The Certificate and Abstract is recorded at the Hancock County Registry of Deeds in Book 7391, Page 671.

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

WITNESS my hand and seal this 19 day of Nov, 2025.


 Erik R. Sanner, Personal Representative
 Estate of Richard Edward Sanner

STATE OF VA
 COUNTY OF Rockbridge

November 19th, 2025

Then personally appeared the above named Erik R. Sanner, in his said capacity and acknowledged the foregoing instrument to be his free act and deed, before me,

CAROLINE I. ISHAC
 NOTARY PUBLIC
 Commonwealth of Virginia
 Reg. #7634302
 My Commission Expires Oct. 31, 2027


 Notary Public

Caroline I. Ishac
 Type or Print Name of Official

EXHIBIT "A"

***Deed of Sale by Personal Representative
Estate of Richard Edward Sanner to
Island Ferry Property Management, LLC***

"A certain lot or parcel of land situated in Ellsworth, County of Hancock, State of Maine, and being Lot #3, consisting of 0.95 acres as shown on a plan entitled "Maddocks Avenue Extension Phase 111" prepared by Herrick & Salsbury, Inc., Land Surveyors, dated June 5, 2003 and recorded in the Hancock County Registry of Deeds in Plan File 31, Page 166.

The hereinabove described premises are conveyed SUBJECT TO the following restrictive restrictions (not conditions subsequent), to wit:

1. Lots shall not be further subdivided. This does not preclude slight line adjustments between lots as long as all zoning regulations are met and all appropriate approvals are received.
2. No lot owner may protest any future development proposed on the remaining land of Robert C. Grant, his heirs and assigns. This is notice of intent of future development and the extension of the infrastructure and utilities.
3. No mobile homes, "double-wide" mobile homes, house trailers, tens or temporary structures shall be erected, placed, maintained, or permitted to remain on any lot.
4. No husbandry of animals or poultry shall be conducted upon any lot, and no animals or fowl, other than ordinary domestic pets, shall be kept thereon. Expressly prohibited are cattle, goats, horses, poultry and swine.
5. All driveways and parking areas servicing said premises shall be covered with concrete or bituminous pavement within six months from the time the driveway or parking area construction started.
6. No unregistered motor vehicles intended for over the road use shall be stored on any lot.
7. Lot owners will maintain the existing drainage courses so as not to interfere with the roadway ditching or the drainage running off Maddocks Avenue."

For Richard E. Sanner's source of title reference is given to a Quitclaim Deed with Covenant from J. Peter Crane and Amy A. Crane dated January 15, 2013, and recorded in the Hancock County Registry of Deeds in Book 5970, Page 229.

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