

BK: OR 7420 PAGE: 195 # OF PGS: 4
12/01/2025 09:08:11 AM Inst # 2025015781
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT

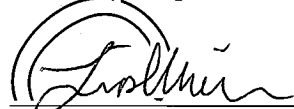
DLN: _____

Planetary Properties of Vermont LLC, a Vermont limited liability company having a mailing address of 3631 Cabernet Vineyard Circle, San Jose, California 95117, for consideration paid, GRANTS to **Brian Pussilano**, having a mailing address of 2600 N. Lakeview Avenue, Apt. 4E, Chicago, Illinois 60614, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any and all structures and improvements situated thereon and appurtenances thereto, situated in the Town of **Castine**, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, the said Planetary Properties of Vermont LLC has caused this deed to be signed by Leslie A. Milliun, its Manager, duly authorized this 21 day of November, 2025.

Planetary Properties of Vermont LLC



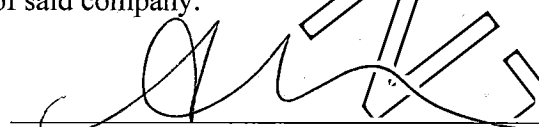
By: Leslie A. Milliun
Its: Manager, duly authorized

STATE OF CONNECTICUT
COUNTY OF Hartford

, ss. Washington Depot Dated: November 21st 2025

Then personally appeared the above-named Leslie A. Milliun, Manager of Planetary Properties of Vermont LLC and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said company.

Before me,



Notary Public

 **STEPHANIE NARVAEZ**
Print Name: Stephanie Narvaez, Notary Public, State of Connecticut
My Commission Expires Sept. 30, 2026

EXHIBIT "A"

Deed from Planetary Properties of Vermont LLC
to Brian Pussilano
Castine Road
Castine, Maine

A certain lot or parcel of land together with any and all structures and improvements situated thereon and appurtenances thereto, situated in the Town of Castine, Hancock County, Maine and which premises are bounded and described as follows, to wit:

Beginning at or near the northwesterly sideline of Castine Road also known as Route 166A, at a $\frac{3}{4}$ inch iron rod with surveyor's ID #2221 set in a rock wall at the northeasterly line of land conveyed in a deed from Roger Graham Whidden, Personal Representative of the Estate of George E. Ortman, to Roger G. Whidden dated July 11, 2019 and recorded in Book 6964, Page 621 at Hancock County Registry of Deeds;

thence North fifty-five degrees twenty-three minutes ten seconds West (N. $55^{\circ} 23' 10''$ W.) by and along said land of Roger G. Whidden marked by said rock wall three hundred thirty-seven and forty-one hundredths (337.41) feet to a $\frac{3}{4}$ inch iron rod with surveyor's ID #2221 set at the intersection of another rock wall marking the northwesterly line of said Roger G. Whidden;

thence North fifty-four degrees forty-eight minutes ten seconds West (N. $54^{\circ} 48' 10''$ W.) by and along land conveyed in a deed from Sarah H. Tolman to Jan D. Ordway and Stacy L. Ordway and to Bruce Snell and Karen Snell dated April 27, 1995 and recorded in Book 2397, Page 97 at said Registry, marked by said rock wall fifty-seven and seventy-two hundredths (57.72) feet to a $\frac{3}{4}$ inch iron rod with surveyor's ID #2221 set at a corner in said rock wall;

thence North thirty-six degrees twenty-nine minutes fifty-five seconds East (N. $36^{\circ} 29' 55''$ E.) by and along said land of Ordway and Snell marked by said rock wall one hundred ninety-five and sixty-six hundredths (195.66) feet to a $\frac{3}{4}$ inch iron rod with surveyor's ID #2221 set;

thence North thirty-two degrees zero minutes fifty seconds East (N. $32^{\circ} 00' 50''$ E.) by and along said land of Ordway and Snell marked by remains of an old fence fifty-five and fifty-seven hundredths (55.57) feet to a $\frac{3}{4}$ inch iron rod with surveyor's ID #2221 set;

thence South fifty-five degrees thirty minutes five seconds East (S. $55^{\circ} 30' 05''$ E.) by and along a remaining portion of land conveyed in a deed from Clara C. Wiswell to Walter J. Harrington, II dated September 15, 1983 and recorded in Book 1476, Page 20 at said Registry two hundred ninety-six and eleven hundredths (296.11) feet to a $\frac{3}{4}$ inch iron rod with surveyor's ID #2221 set;

thence South twenty-nine degrees fifty-three minutes twenty-eight seconds West (S. $29^{\circ} 53' 28''$ W.) by and along said remaining land of Harrington seventy-eight and forty-four hundredths (78.44) feet to a $\frac{3}{4}$ inch iron rod with surveyor's ID #2221 set;

thence South fifty-three degrees two minutes twenty-eight seconds East (S. 53° 02' 28" E.) by and along said remaining land of Harrington one hundred six and thirty-nine hundredths (106.39) to a 3/4 inch iron rod with surveyor's ID #2221 set;

thence North fifty-seven degrees fifty-eight minutes eleven seconds East (N. 57° 58' 11" E.) by and along said remaining land of Harrington fifty-eight and fifty-nine hundredths (58.59) feet to a 3/4 inch iron rod with surveyor's ID #2221 set at or near said northwesterly sideline of Castine Road and bearing North forty-four degrees fifty-eight minutes fifty-two seconds East (N. 44° 58' 52" E.) two hundred twenty-seven and twenty-two hundredths (227.22) feet from the point of beginning;

thence South fifty-four degrees thirty-eight minutes forty-three seconds East (S. 54° 38' 43" E.) by and along said remaining land of Harrington thirty-four (34) feet to the centerline of said Castine Road;

thence generally southwesterly by and along said centerline of Castine Road two hundred twenty-seven (227) to a point bearing South fifty-five degrees twenty-three minutes ten seconds East (S. 55° 23' 10" E.) from the point of beginning;

thence North fifty-five degrees twenty-three minutes ten seconds West (N. 55° 23' 10" W.) by and along said land of Roger G. Whidden thirty-four (34) feet more or less to the point of beginning.

Containing two and thirty-six hundredths (2.36) acres more or less.

Bearings mentioned in the above description of land are oriented to the Maine State Grid System CS2000 Central Zone.

TOGETHER WITH a twenty feet (20) wide right of way, for all purposes of a way including the transmission of utility services as defined in Title 33 M.R.S.A. §458, and appurtenant to all portions of the herein conveyed property, leading generally northwesterly from said Castine Road to the above described, the southwesterly and southeasterly sideline thereof described as follows:

Beginning at the centerline of said Castine Road at the northeasterly corner of the above described; thence North fifty-four degrees thirty-eight minutes forty-three seconds West (N. 54° 38' 43" W.) along the northeasterly line of the above described thirty-four (34) feet more or less to the above last mentioned iron rod set;

thence South fifty-seven degrees fifty-eight minutes eleven seconds West (S. 57° 58' 11" W.) along the above described fifty-eight and fifty-nine hundredths (58.59) feet to the above mentioned iron rod set.

SUBJECT TO the rights and interests of the public to that portion of said Castine Road contained within the above described.

Also SUBJECT TO a twenty-five (25) feet wide right of way leading from said Castine Road northwesterly to the northwesterly line of the above described, the southwesterly sideline thereof being the southwesterly line of the above described, said right of way reserved in said deed to Walter J. Harrington, II.

The above-described lot or parcel is a portion of the land conveyed in a deed from Clara C. Wiswell to Walter J. Harrington, II dated September 15, 1983 and recorded in Book 1476, Page 20 at said Registry.

The above description of land is taken from a boundary survey for Walter J. Harrington, II dated January 7, 2025 and prepared and certified by Richard I. Bowden, Maine Professional Land Surveyor #2221 which plan is recorded in Plan File 53 # 11 of the Hancock County Registry of Deeds.

Being all and the same premises as described in a deed from Walter J. Harrington, II to Planetary Properties of Vermont LLC dated May 16, 2025 and recorded in the Hancock County, Maine, Registry of Deeds in Book 7384, Page 344.