

BK: OR 7428 PAGE: 821 # OF PGS: 2
01/16/2026 02:34:50 PM Inst # 2026000523
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

DLN: 3630880

QUITCLAIM DEED WITH COVENANT

BERNARD HOPE and **CATHERINE HOPE**, of Bangor, Penobscot County, Maine for consideration paid, grants to **VISION EQUITIES, LLC**, whose mailing address is PO Box 38, Surry, Maine, 04684, with quitclaim covenant, all right, title and interest in the land together with any buildings or improvements thereon in Ellsworth, Hancock, State of Maine, described as follows:

Beginning at a railroad spike set in the pavement, said spike being on the east right of way line of Route #3 and the north right of way line of "Short Street" as shown on Department of Transportation Right of Way Plan 5-189 (sheet 1 of 6 sheets) and marking the southwest corner of a lot of land described as conveyed in a deed from Louisa P. Smallidge to John D. Linnehan, Sr., and John D. Linnehan, Jr., dated April 22, 1981, and recorded in Hancock County, Maine, Registry of Deeds in Book 1405, Page 642; thence North seventy-five degrees fifty-six minutes East (N 75° 56' E) following the north right of way line of said Short Street, two hundred two and forty-two hundredths (202.42) feet to a railroad spike; thence North fifteen degrees twenty-eight minutes West (N 15° 28' W) by and along remaining land of Linnehan, one hundred twenty-eight and fifty-three hundredths (128.53) feet to a railroad spike; thence North fifty-four degrees forty-five minutes West (N 54° 45' W), by and along remaining land of Linnehan, fifty-six and eighty-eight hundredths (56.88) feet to a railroad spike; thence South seventy-five degrees fifty minutes West (S 75° 50' W) by and along remaining land of Linnehan, one hundred sixty-three (163) feet to a railroad spike, said spike being on the east right of way line of said Route #3; thence South fourteen degrees twenty minutes East (S 14° 20' E) following said east right of way line of said Route #3, one hundred seventy-one and thirty-four hundredths (171.34) feet to the place of beginning.

Containing seventy-eight hundredths (0.78) acres.

Together with all of the Grantor's right, title and interest in and to the area adjacent to said premises extended to the center lines of said Short Street and said Route #3, subject to the rights of the public therein.

The foregoing premises are conveyed subject and with the benefit of all existing leases and tenancies affecting said premises.

Meaning and intending to convey the same premises as conveyed by a deed from Loretta J. Jordan to Bernard Hope and Catherine Hope, dated May 11, 2012 and recorded in Book 5813, Page 41 of the Hancock County Registry of Deeds.

This conveyance is made subject to all easements, outconveyances, and other matters of record. Any and all rights, easements, and appurtenances belonging to the granted estate are hereby conveyed.

IN WITNESS WHEREOF, Bernard Hope and Catherine Hope have hereunto set their hands and seals this 16th day of January, 2026.

WITNESS:

[Signature]

[Signature]
Bernard Hope

[Signature]

[Signature]
Catherine Hope

STATE OF MAINE
HANCOCK COUNTY

January 16, 2026

Then personally appeared the above-named Bernard Hope and Catherine Hope and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

[Signature]
Name: Daniel A. P. Auteuil, Jr.
Notary Public/ Maine Attorney-at-Law