

BK: OR 7451 PAGE: 528 # OF PGS: 3
 06/10/2026 03:30:11 PM Inst # 2026006310
 JULIE A. CURTIS, REGISTER OF DEEDS
 HANCOCK COUNTY MAINE
 MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED WITH COVENANT
DLN: _____

KNOW ALL MEN BY THESE PRESENTS, that **BRIDGETWIN, LLC (a/k/a Bridge Twin, LLC, a/k/a Bridgetwins, LLC)**, a Maine limited liability company, whose mailing address is 8 Harmony Way, Ellsworth ME 04605, for consideration paid, GRANTS to **W.W. WOOD PROPERTIES, LLC**, a Maine limited liability company, whose mailing address is P.O. Box 88, Ellsworth, ME 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in **Ellsworth**, County of Hancock, State of Maine, bounded and described in EXHIBIT "A", attached hereto and made a part of hereof.

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

IN WITNESS whereof, Bridgetwin LLC has caused this instrument to be executed in its corporate name and on its behalf by Rhonda D. Jordan in her capacity as Manager, thereunto duly authorized, this 9th day of June, 2026.

BRIDGETWIN, LLC

Rhonda D. Jordan
 By: Rhonda D. Jordan
 Its: Manager

STATE OF MAINE
 HANCOCK, SS

June 9, 2026

Then personally appeared the above-named **Rhonda D. Jordan**, in her capacity as Manager known to me and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Bridgetwin LLC.

Rebecca S. Stanley
 Notary Public

Rebecca S. Stanley
Notary Public, State of Maine
My Commission Expires November 27, 2032

EXHIBIT "A"

**Lot 4, Bridgetwin Road, Ellsworth, ME 04605
Map 068, Lot 003-004
(Phase 1)**

A certain lot or parcel of land together with any buildings or improvements thereon situated in **Ellsworth, Hancock County, Maine**, which premises are more particularly described as follows:

Being **Lot #4** as shown on a plan entitled "Final Subdivision Plan of Bridgetwin Estates, Otis Road, Hancock County, Ellsworth, Maine," prepared by Herrick & Salsbury, plan dated March 22, 2006, and being recorded in the Hancock County Registry of Deeds in Plan File 35, No. 42.

This property is subject to the following covenants:

1. No further subdivision of any lot will be permitted.
2. No mobile homes as defined by 10 M.R.S.A. §9081 are allowed on any of the lots.
3. No commercial use or retail business shall be allowed upon any lot, except for customary home occupations.
4. Any home under construction shall be the exterior of the building completed within one year from the starting date of construction.
5. No metal buildings shall be erected on any lot. All buildings shall have a concrete basement or frostwall type construction and shall have a pitched roof at a minimum pitch of 5:12.
6. No unlicensed or unregistered vehicle shall be kept on any lot.
7. No husbandry of animals shall be allowed on any lot, except for customary home pets.
8. All building plans and site layout must be and shall be approved by Bridge Twins, LLC and Wayne Wright, their successors and assigns.
9. The road and common areas will be owned and governed by a homeowners association until such time the City of Ellsworth accepts those areas.

10. No lot owner may protest any future development proposed on the remaining land of Bridge Twins, LLC, its successors or assigns. This is notice of intent of future development and extension of the infrastructure and utilities. The Lot Owners Association shall be responsible for maintaining the on-site retention ponds.

11. The driveways need to be hot topped within 1 year from moving into the house.

12. Landscaping shall be completed within 1 year of the starting date of construction.

13. The minimum square footage of any home shall be 800 square feet of ground coverage.

Also granting a right-of-way to said lot for all purposes of a way including "utility services" as defined by statute, to said lot along Bridgetwin Way as shown on the Subdivision Plan to be used in common with others.

Being a portion of the same premises described in a deed from LCW Group, Inc. to Bridge Twins, LLC dated October 18, 2001, recorded in the in the Hancock County Registry of Deeds in Book 3224, Page 65.