

BK: OR 7435 PAGE: 619 # OF PGS: 2
 03/09/2026 03:14:47 PM Inst # 2026002303
 JULIE A. CURTIS, REGISTER OF DEEDS
 HANCOCK COUNTY MAINE
 MAINE REAL ESTATE TRANSFER TAX NOT PAID

QUITCLAIM DEED with COVENANT

WAYNE BEAL, with a mailing address of 40 Red Bridge Road, Ellsworth, Maine 04605, for consideration paid,, grants to WAYNE BEAL, with a mailing address of 40 Red Bridge Road, Ellsworth, Maine 04605, for consideration paid, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

IN WITNESS WHEREOF the said Wayne Beal by Marsha Manley, his attorney in fact under a power of attorney dated January 28, 2026, a copy of which is to be recorded of even date at the Hancock County Registry of Deeds, has caused this instrument to be signed by Marsha Manley on his behalf and as his duly authorized agent this 3rd day of

March, 2026.

Antia Sten
 Witness

Wayne Beal
 By: Marsha Manley
 His: Attorney-in-Fact

As Power of Attorney

STATE OF Michigan
 COUNTY OF Mecosta, ss.

Dated: March 3rd, 2026

Personally appeared the above named, Marsha Manley, in said capacity, and acknowledged the foregoing instrument to be her free act and deed and on behalf of Wayne Beal.

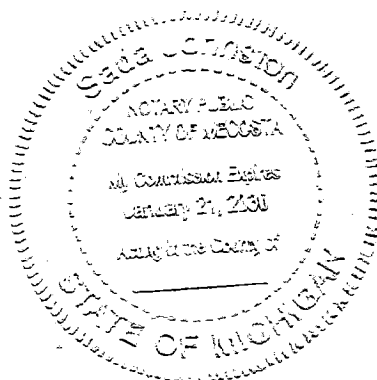
Before Me,

Sada Johnston
 Notary Public

Printed Name
 Commission expiration

Sada Johnston

Jan 21/2030



SADA JOHNSTON
 Notary Public, Mecosta Co., MI
 My Commission Expires Jan. 21, 2030

Exhibit A

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

Beginning at the Northeast corner of land of E. T. Grindle on the Southerly side of Branch Pond Road, so called; thence Easterly along Branch Pond Road, one hundred fifty (150) feet to an iron stake in the ground; thence Southerly twenty-four and one-half (24 ½) rods along land of F. L. Guptill to Harold Milliken's North line to a stake in the ground; thence Westerly one hundred fifty (150) feet along Harold Milliken's North line to E. T. Grindle's East line to stake in the ground; thence Northerly twenty-four and one half (24 ½) rods along Easterly line of said E. T. Grindle to the place of beginning.

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

Being all and the same premises as conveyed in a deed from Barbara A. Trowell, formerly Barbara A. Bennett to Waye Beal and Bethony Beal dated April 13, 1990 and recorded in Book 1803, Page 199 at the Hancock County Registry of Deeds.

The purpose of this deed is to release any and all right, title and interest Bethony Beal may have in and to the above-described property. Wayne Beal and Bethony Beal were divorced on April 22, 2009.

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② R: Cheryl L.O.