

**QUITCLAIM DEED with COVENANT**

**BRIAN F. MCCOLGAN and MARY B. MCCOLGAN**, with a mailing address of Post Office Box 237, Bokeelia, Florida 33922, grant to **BRIAN F. MCCOLGAN and MARY BOWMAN MCCOLGAN, TRUSTEES of the BRIAN F. MCCOLGAN and MARY BOWMAN MCCOLGAN JOINT REVOCABLE LIVING TRUST dated April 29, 2025**, with a mailing address of Post Office Box 237, Bokeelia, Florida 33922, with QUITCLAIM COVENANT, a certain real estate, situated in Tremont, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 25 day of August, 2025.

Witness

*Brian F. McColgan*  
BRIAN F. MCCOLGAN

Witness

*Mary B. McColgan*  
MARY B. MCCOLGAN

STATE OF Maine  
COUNTY OF Hancock, ss. Dated: August 25, 2025

Personally appeared the above named, Brian F. McColgan and Mary B. McColgan, in said capacity, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

**Connor D. W. Coggins**  
Attorney at Law  
Bar ID#010956

*Connor D. W. Coggins*  
Notary Public

Printed Name  
Commission expiration

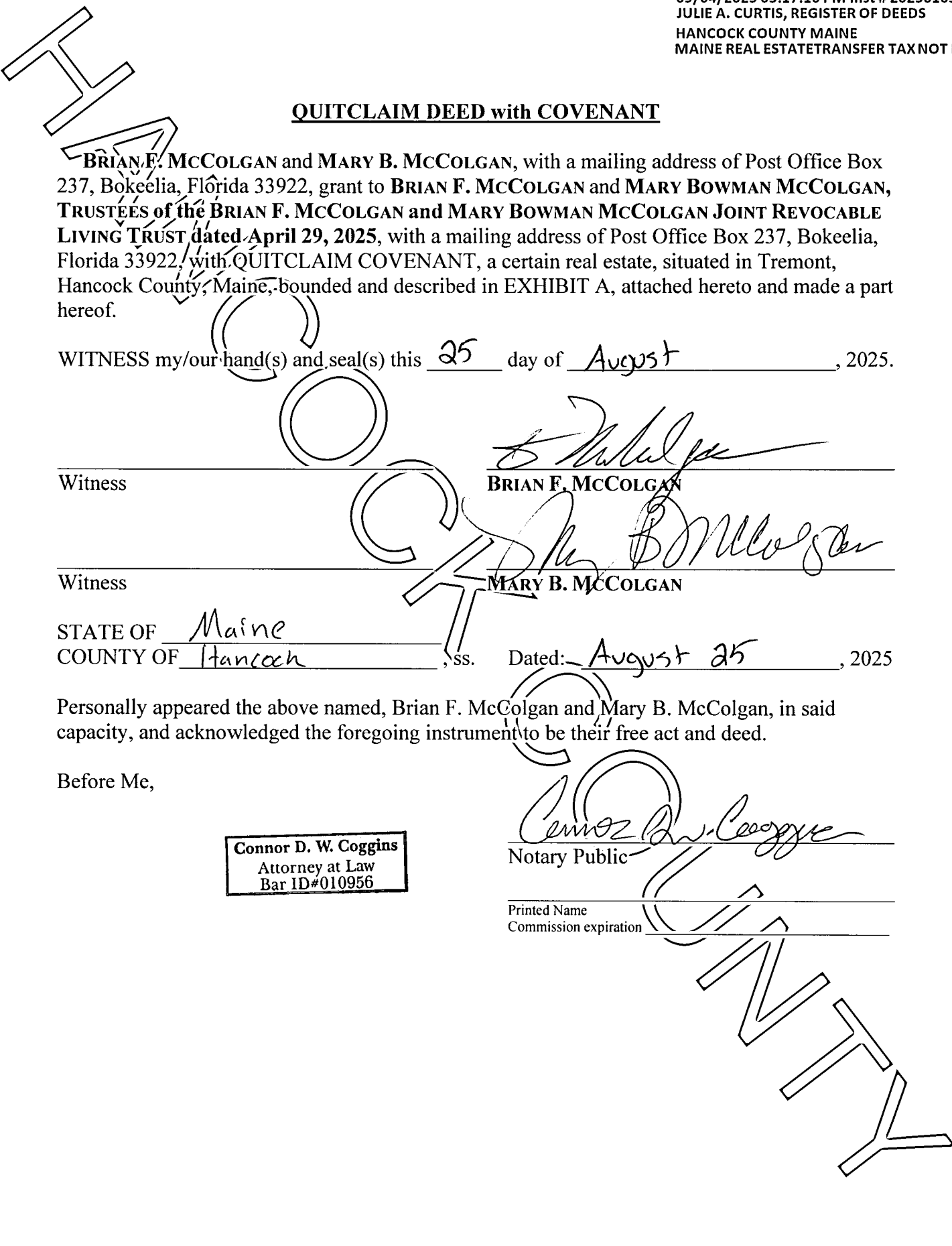


Exhibit A

Certain real estate, located at Cold Storage Road (Ferry Road), Bass Harbor, situated in Tremont, Hancock County, Maine, bounded and described as follows:

“Unit #6 in Madomic Ridge Condominium, located in the Town of Tremont, County of Hancock, State of Maine, as shown on Plat Plan of Madomic Ridge Condominium, dated November 26, 1996, prepared by Civil Engineers and Surveyors and recorded in Hancock County Registry of Deeds, Plan File 27, Map 187 through 189, together with all limited common elements pertaining to Unit #6 as shown on said plat and together with an undivided interest in all common elements as specified in a certain Declaration of Madomic Ridge Condominium dated December 1, 1996, recorded in said Registry of Deeds, Book 2616, Page 270, to which reference is hereby made and the same, its rights, privileges, easements, obligations and restrictions are incorporated herein by reference.”

Being all and the same premises as conveyed in a deed from Michael John Ryan and Joy L. Ryan to Brian F. McColgan and Mary B. McColgan dated September 7, 2017 and recorded in Book 6825, Page 44 at the Hancock County Registry of Deeds.

Subject to a mortgage from Brian F. McColgan and Mary B. McColgan to Bank of America, N.A. dated July 24, 2020 and recorded in Book 7040, Page 847 at the said Registry of Deeds.

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