BK: OR 7406 PAGE: 752 # OF PGS: 2
09/19/2025 01:25:50 PM Inst # 2025012172
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE

HANCOCK COUNTY

RIGHT OF FIRST REFUSAL

Luanne Dyer, whose mailing address is 57 Fortune Circle, Surry, ME 04684, (Grantor") for consideration paid, grants to **Kathleen Capetta** and **Reade Brower**, whose mailing address is 200 Mountain Street, Camden, ME 04843, and **TITU LLC**, a Maine Limited Liability Company with a mailing address of 16 Tannery Lane, Suite 21, Camden, ME 04843, ("Grantees") a **Right of First Refusal** on a certain parcel of land located at 57 Fortune Circle in **Surry**, Hancock County, Maine, described in a Warranty Deed from Robert E. Dyer to Robert E. Dyer and Luanne Dyer dated June 5, 2015 and recorded in **Book 6402, Page 47** of Hancock County Registry of Deeds ("the Property"), on the following terms:

1. Grantor shall not sell or otherwise convey any or all of the Property to any person unless Grantor has first mailed, emailed, or hand-delivered to Grantees written notice of receipt of a bona fide written offer to purchase the Property (the "Offer"), which notice sets forth the terms of the Offer and offers to sell the Property to Grantees on the same terms and conditions set forth in the Offer.

2. If within ten (10) calendar days of mailing, emailing, or hand-delivering to Grantees said written notice of the Offer, Grantor has not received a written acceptance from Grantees, then this Right of First Refusal shall be deemed waived, and Grantor may sell the Property to the person(s) who made the Offer, on the terms and conditions set forth in the Offer.

3. In the event of a conveyance to someone other than Grantees, Grantor shall record in the Hancock County Registry of Deeds an affidavit stating that the terms of this Right of First Refusal were satisfied.

4. This Right of First Refusal does not apply to any transfer that is (a) a mortgage to a financial institution or (b) an easement conveyance.

5. This Right of First Refusal is personal to Grantees and shall not pass to their heirs, successors or assigns.

6. This Right of First Refusal will terminate upon Grantor's death and will not be binding on Grantor's heirs or devisees.

WITNESS my hand and seal this 8 day of September, 2025.

Luanne Dyer

STATE OF MAINE
COUNTY OF HANCOCK

Before me this 8th day of September, 2025 personally appeared the above-named Luanne Dyer and acknowledged the foregoing instrument to be her free act and deed.

Notary Public/Attorney at Law

Print Name: Christina S. Lewis, Esq.

My Commission Expires: Maine Bar No. 4741

HANCOCK COUNTY

Ret/E Camden Law #2 ②