

Quitclaim Deed

page 1 of 4

This Document Prepared by: Elizabeth M. Stanley,)
Personal Representative for the Estate of Victor
C. Stanley, for

Victor Crawford Stanley, 323 Oak Point Road,)
Trenton, ME 04605 USA

After Recording Return to:)

Kaitlyn Danielle Tompkins, 323 Oak Point Rd,)
Trenton, ME 04605, USA; Emily Elizabeth
Mathews, 465 Mud Creek Rd, Lamoine, ME
04605, USA

Above this line reserved for official use only

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT:

On September 15, 2025, Victor Crawford Stanley, not married, of 2777 Irma Lake Dr, West Palm Beach, FL 33411, USA, (the "Grantor"), for and in valuable consideration of \$10,000.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, and release, as well as quitclaims, unto Kaitlyn Danielle Tompkins, not married, of 323 Oak Point Rd, Trenton, ME 04605, USA, and Emily Elizabeth Mathews, not married, of 465 Mud Creek Rd, Lamoine, ME 04605, USA, (collectively the "Grantee"), all of the following lands and property, together with all improvements located on the property in the County of Hancock, State of Maine:

see Exhibit A

Tax Parcel #: 010-012

Prior Instrument Reference: Book OR 7335, Page 242, Document No. 2024008902, of the Recorder of Hancock, Maine.

The above premises are subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The property conveyed in this deed is not part of the homestead of the Grantor.

Quitclaim Deed

page 2 of 4

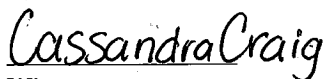
Taxes for tax year 2025 will be paid by the Grantee.

IN WITNESS WHEREOF the Grantor has executed this Quitclaim Deed on the day and year first above written.

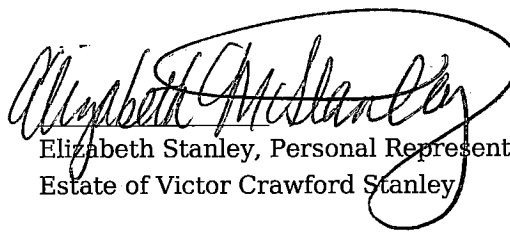
Signed in the presence of:



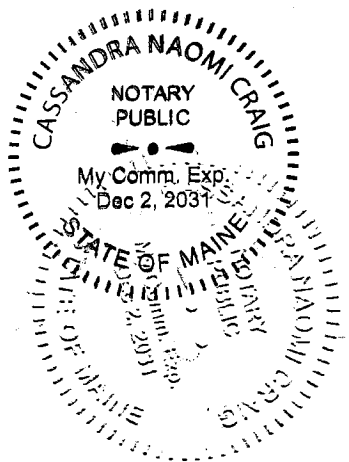
Witness signature



Witness name



Elizabeth Stanley, Personal Representative for the
Estate of Victor Crawford Stanley



Quitclaim Deed

page 3 of 4

Grantor Acknowledgement

STATE OF MAINE

COUNTY OF Hancock

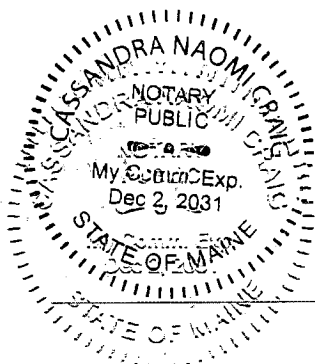
On this 15 day of September, 2025, before me, Cassandra Craig, a notary public in and for the State of Maine, Elizabeth Stanley, Personal Representative for the Estate of Victor Crawford Stanley, known to me or proven on the basis of satisfactory evidence to be the Grantor, acknowledged this Quitclaim Deed to be a free and voluntary act of the Grantor with all requisite lawful authority.

Witness my hand and official seal.

Cassandra Craig (SEAL)
Notary Public for the State of Maine

County of Hancock

My commission expires: 12/2/31



Quitclaim Deed

page 4 of 4

Send tax statements to:

Kaitlyn Danielle Tompkins, 323 Oak Point Rd, Trenton, ME 04605, USA;
Emily Elizabeth Mathews, 465 Mud Creek Rd, Lamoine, ME 04605,
USA

FANZCROCK COUNTY

Exhibit A

323 Oak Point Road
Trenton, Maine

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

Beginning at a $\frac{5}{8}$ " diameter, iron re-rod set on the northwesterly side of Route 230 on the northeasterly bound of a lot of land now or formerly of James Robert Courtney, Book 116, Page 650;

Thence N $33^{\circ} 54' 52''$ W, 901.53'. Along said Courtney lot northeasterly bound, along a line generally defined by old wire fence, to a $\frac{5}{8}$ " diameter, iron re-rod set;

Thence by a line of division made this day (September 4, 1997) through land of the said Robert B. Cameron, N $70^{\circ} 34' 53''$ E, 200.58' to a $\frac{5}{8}$ " diameter, iron re-rod set at the southerly corner of a lot of land of Gary & Diane O. Clark, Book 1550, Page 656;

Thence S $34^{\circ} 01' 53''$ E, 167.48', along the southwesterly bound of a lot of land now or formerly of Alyce A. Bennett, Book 1550, Page 663, to a $\frac{5}{8}$ " diameter, iron re-rod set at the southerly corner thereof;

Thence N $71^{\circ} 30' 43''$ E, 11.31', along the southeasterly bound of said Bennett lot, to a $\frac{5}{8}$ " diameter, iron re-rod found;

Thence S $34^{\circ} 04' 58''$ E, 206.94', along the southwesterly bound of a lot of land now or formerly of Robert & Karen Scagliarini, Book 1885, Page 001, along a line generally defined by old wire fence, to the base of an iron re-rod found;

Thence S $34^{\circ} 01' 29''$ E, 321.35', along the southwesterly bound of a lot of land now or formerly of Daniell & Dorland, Book 1275, Page 7, along a line generally defined by old wire fence, to a $\frac{5}{8}$ " diameter, iron re-rod set said rod bearing N $19^{\circ} 38' 58''$ E, distant 256.88' from the rod described at the point of beginning.

Thence S $34^{\circ} 01' 29''$ E, 43+/-, along said Daniell/Dorland lot southwesterly bound, to a point in the centerline of the traveled way of Route 230;

Thence southwesterly, 253'+/-, along said centerline, to a point;

Thence N $33^{\circ} 54' 52''$ W, 35'+/-, along the northeasterly bound of said Courtney lot, to the point of beginning;

Containing 3.9+/- Acres;

Subject to the rights of the public to that portion of Route 230 that's located within the above-described lot.

Orientation is based on magnetic North as observed in 1997.

⑤ - P. 1.03

Ret. Victor Stanley
Estate
465 Mud Creek Rd
Lamoine, ME 04605