

BK: OR 7460 PAGE: 271 # OF PGS: 3
07/23/2026 01:05:05 PM Inst # 2026009476
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID
eRecorded Document

QUITCLAIM DEED WITH COVENANT

PLEASANT VIEW FARM LLC, a Maine limited liability company, with a place of business in Deer Isle, Hancock County, Maine, for consideration paid, grants a fifty percent (50%) undivided interest in common to **PAUL L. ELLIS**, with a mailing address of 2322 Cranberry HWY, West Wareham, MA 02576, a twenty-five percent (25%) undivided interest in common to **DAVID H. ELLIS, Trustee of the Rachel Lynn Devine Trust established under Articles V and VI of the Last Will and Testament of Lewis Clayton Ellis**, and a twenty-five percent (25%) undivided interest in common to **DAVID H. ELLIS, Trustee of the Jason Paul Ellis Trust established under Articles V and VI of the Last Will and Testament of Lewis Clayton Ellis**, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in the Town of Deer Isle, Hancock County, State of Maine, bounded and described in the attached Exhibit A, incorporated herein by reference.

IN WITNESS WHEREOF, Pleasant View Farm LLC has caused this instrument to be signed by David H. Ellis, Personal Representative of the Estate of Lewis Clayton Ellis, its Sole Member duly authorized, this 16th day of July, 2026.

PLEASANT VIEW FARM LLC

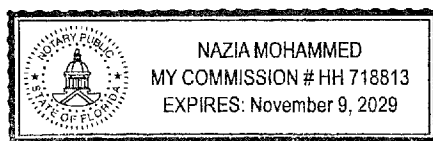
(David H. Ellis PR)

By: David H. Ellis, Personal Representative
Of the Estate of Lewis Clayton Ellis
Sole Member

STATE OF FLORIDA
COUNTY OF Daim Beach

July 16th, 2026

Personally appeared before me, the above-named David H. Ellis, in his capacity, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said LLC.



Notary Public

Nazia Mohammed

Type/print name of Notary Public
Commission expires:

EXHIBIT A

A certain lot or parcel of land, together with all buildings and improvements thereon, situated in the Town of Deer Isle, County of Hancock, State of Maine, being more particularly described in the deed from Brace Family Limited Partnership to Pleasant View Farm LLC, dated June 12, 2023, and recorded at the Hancock County, Maine, Registry of Deeds in Book 7272, Page 445, bounded and described as follows, to wit:

PARCEL IV: A certain lot or parcel of land bounded and described in a deed from Alfred W. Fuller and Samuel P. Newbury, Trustees of the Huldah Laird Brace Trust to Barbara Brace Seeley, C. Loring Brace and Gerald W. Brace dated December 21, 1988 and recorded in the Hancock County Registry of Deeds in Book 1732, Page 580, in which said premises are more particularly described as follows:

FIRST LOT: All the same premises described as conveyed in deed of Charlotte E. Cobleigh et al. dated October 1, 1935 and recorded in Book 648, Page 580 of the Hancock County, Maine, Registry of Deeds, wherein said premises are more particularly described as follows:

WESTERLY at the corner, by the Highway;
NORTHERLY by land formerly occupied by the late Amos A. Dow;
EASTERLY, SOUTHERLY, and SOUTHWESTERLY by land occupied by Sylvanus P. Dow.

Meaning and intending to convey any and all right, title, interest and estate in the aforesaid premises which we inherited from our mother, Susan L. Parker, late of Boston, County of Suffolk, Commonwealth of Massachusetts, deceased, whose estate is No. 267496 in the files of the Probate Court of said Suffolk County.

See also deed of Mary J. Scott to said Susan L. Parker, described as Susan F. Parker, recorded with Hancock County Registry of Deeds, Book 539, Page 515.

SECOND LOT: All and the same premises described as conveyed as the 'Third Parcel' in deed of George W. Cobleigh, et al. dated September 5, 1935 and recorded in Book 648, Page 192 of the Hancock County, Maine, Registry of Deeds, wherein said premises are described as follows:

Bounded on the Northeast by land of the late William H. Thompson; on the Southeast by land occupied by Sylvanus P. Dow; on the Southwest by the town road; and on the Northwest by land of the Green heirs; containing three acres more or less. Being the same premises conveyed to me by deed of Charles Parker and Susan L. Parker, his wife in her own right, recorded with the Hancock Registry of Deed, Book 614, Page 22.

Attached hereto as Exhibit B are the minutes of Special Meeting held by the Member of the Grantor Entity Authorizing this transfer.

Exhibit B

**MINUTES OF A SPECIAL MEETING OF THE MEMBERS OF
PLEASANT VIEW FARM LLC.**

At a special meeting of the members of the above-named limited liability company, held this 16 day of July, 2026, with the sole Member being present, it was resolved as follows by unanimous consent:

RESOLVED: That pursuant to the Last Will and Testament of Lewis Clayton Ellis, his residuary, which includes 100% membership interest in Pleasant View Farm LLC, passes as follows:

1. 50% to his son Paul L. Ellis. The Trustee, David Ellis, has determined the retention provisions under the Will do not apply, and therefore distribution shall be made outright to Paul L. Ellis and free of Trust.
2. 25% each to his grandchildren, Rachel Lynn Devine and Jason Paul Ellis, in Trust until they obtain the age of 35.

RESOLVED: To authorize David H. Ellis, Personal Representative of the Estate of Lewis Clayton Ellis, to distribute the membership interest of said LLC from the estate of Lewis Clayton Ellis, 50% to Paul L. Ellis, 25% to David H. Ellis as Trustee of the Rachel Lynn Devine Trust established under Articles V and VI of the Last Will and Testament of Lewis Clayton Ellis, and 25% to David H. Ellis as Trustee of the Jason Paul Ellis Trust established under Articles V and VI of the Last Will and Testament of Lewis Clayton Ellis.

There being no further business to come before the meeting, it was moved, seconded and unanimously carried that the meeting be adjourned.

David H. Ellis PR
David H. Ellis, Personal Representative of
the Estate of Lewis Clayton Ellis,
Sole Member