

**QUITCLAIM DEED
WITH COVENANT
(DLN): 3043857**

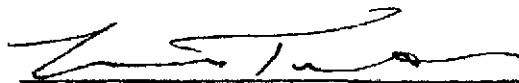
KNOW ALL PERSONS BY THESE PRESENTS THAT, Karen Tufts and Charles Tufts of Raymond, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT(S) unto Randall L. Franck and Patsy Jo Miller, having a mailing address of 21 Bush Street, Apt 2, Skowhegan, ME 04976, with QUITCLAIM COVENANT, as Joint Tenants, the land with any buildings thereon, situated in Lincoln, County of Penobscot and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Karen Tufts and Charles Tufts by virtue of (i) a deed from Carolee A. McLaughlin and Everett J. McLaughlin dated June 10, 2020 and recorded in the Penobscot County Registry of Deeds in Book 15559, Page 347; and (ii) a deed from Lakeville Shores, Inc. dated July 13, 2022 and recorded in said Registry of Deeds in Book 16550, Page 244.

Witness our hands and seal this 18th day of August, 2025.

Witness



Karen Tufts

Witness

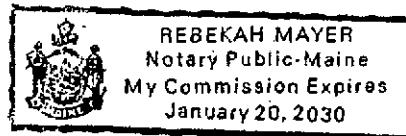


Charles Tufts

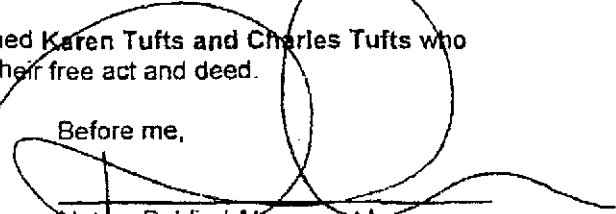
State of Maine
County of Cumberland

August 18th, 2025

Personally appeared before me the above named Karen Tufts and Charles Tufts who acknowledged the foregoing instrument to be their free act and deed.



Before me,



Notary Public / Attorney at Law

Printed Name: _____

My Comm. Exp: _____

EXHIBIT A

Certain lots or parcels of land, situated in the Town of Lincoln, Penobscot County, State of Maine, bounded and described as follows:

Parcel 1

A certain lot or parcel of land, situated in Lincoln, Penobscot County, Maine bounded and described as follows:

Lot numbered 36 as depicted on the plan entitled "Retracement and Additions to Existing Leased Lots for Webber Timberlands, Houston Tract Subdivision, Long & Egg Ponds in Lincoln, Penobscot County, Maine" (Sheet 1 of 3) dated December 23, 1985 prepared by Andrews Land Services, Inc. and recorded in Penobscot County Registry of Deeds Map File D27-86.

ALSO CONVEYING all the Grantor's interest between the normal high-water mark and the normal low water mark of Egg Pond, that is adjacent to the above described lot.

Also conveying, for the benefit of the lot hereby conveyed, rights of way for ingress and egress and utility services in common with the Grantor and others over existing roads depicted on "Retracement and Additions to Existing Leased Lots for Webber Timberlands, Houston Tract Subdivision, Caribou Pond in Lincoln, Penobscot County, Maine" dated December 23, 1985 prepared by Andrews Land Services, Inc. and recorded in Penobscot County Registry of Deeds Map File D27-86, D28-86 and D29-86:

Also conveying fifty (50) foot wide rights of way for ingress and egress and utility services in common with the Grantor over existing roads depicted on "Caribou Pond Road Right-of-Way Plan", dated September 7, 1993 prepared by Prentiss & Carlisle Management Company, and recorded in Penobscot County Registry of Deeds Map File D40-94.

Also conveying, as applicable, the rights and benefits accruing to the premises hereby conveyed pursuant to the terms and restrictions set forth as to the "Lincoln ("Houston Haynes Tract") set forth in the deed of the Trustee of Land Exchange Trust to Herbert C. Haynes, Inc. dated May 28, 1998 and recorded in Book 6693, Page 272.

FURTHER GRANTING rights of way for ingress, egress and utility services over and upon all Local Access Driveways, being existing gravel roads or drives which are not shown on any of the aforesaid plans which serve as linking access to the lots hereby conveyed (except as expressly limited above). The width of said driveway easements shall be thirty (30) feet in width where granting such easement width is possible, and shall be reduced as necessary to accommodate abutting lot lines, easement areas and other matters which prohibit a full thirty (30) foot easement width.

This conveyance is subject to any utilities easements of record and any utilities easements which are visible on the face of the earth.

By acceptance of this deed, Grantee agrees to enter into reasonable pro-rata cost sharing arrangements to maintain Egg Pond Drive, so-called, and its extension through Lot numbered 40 as depicted on said plan recorded in Map File D27-86, in a passable graveled condition, with Grantor, and Grantor's successors and assigns, and also with other landowners who use the road (including any homeowners' association which may be formed to maintain the road). Said Egg Pond Drive is also referred to as the Main Access Road as shown on Map File D40-94.

Prentiss & Carlisle Co., Inc. and other Grantees under January 19, 2006 deeds from Stramineus Corporation, and any homeowners' association they or Lakeville Shores, Inc. may form to maintain the road shall be third party beneficiaries of this maintenance covenant with rights to enforce the same. Egg Pond Drive, also known as the Main Access Road is shown on Map Files D40-94, D27-86, D28-86 and D29-86.

This conveyance is subject to the conditions, restrictions, covenants, reservations and easements contained in the deed from Stramineus Corporation to Lakeville Shores, Inc. dated January 19, 2006, and recorded in the Penobscot County Registry of Deeds in Book 10280, Page 49.

This conveyance is SUBJECT TO and there is EXCEPTED FROM this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

SUBJECT TO the rights and title of the State of Maine in and to all great ponds, and the property underlying said great ponds, falling in whole or in part within the property hereby conveyed.

Parcel 2

The land, together with any improvements thereon, in Lincoln, Penobscot County, Maine, bounded and described as follows:

A certain lot or parcel of land, being situated southwesterly of Egg Pond Road and southwesterly of, but not adjacent to, Egg Pond, in the Town of Lincoln, County of Penobscot and the State of Maine, bounded and described as follows:

Commencing at an iron rod at the westerly corner of land of Bruce A. Hamel and Deborah P. Hamel described in a deed dated May 4, 2007 and recorded in Book 10983, Page 162 of the Penobscot County Registry of Deeds; THENCE North 51° 36' 48" West 238.4 feet to an iron rod, BEING THE TRUE POINT OF BEGINNING;

- 1) THENCE North 51° 36' 48" West 95.0 feet to an iron rod;
- 2) THENCE North 35° 31' 13" East 238.7 feet to an iron rod, said iron rod being South 37° 50' 09" West 47.6 feet, more or less, from a found iron rod at the most westerly corner of land now owned by Karen Tufts and Charles Tufts described in a deed dated June 10, 2020 and recorded in Book 15559, Page 347 of the Penobscot County Registry of Deeds;

- 3) THENCE South 51° 53' 10" East 96.5 feet to an iron rod;
- 4) THENCE South 35° 53' 01" West 239.1 feet to THE TRUE POINT OF BEGINNING.

The above described lot contains 0.52 acres, more or less.

The above bearings are based on grid north, State of Maine coordinate system, east zone.

TOGETHER WITH any right, title or interest to the land that lies between the southwesterly sideline of said Egg Pond Road and Course No. 3 above.

Also conveying, for the benefit of the lot hereby conveyed, rights of way for ingress and egress and utility services in common with Lakeville Shores, Inc., and others, over existing roads depicted on "Retracement and Additions to Existing Leased Lots for Webber Timberlands, Houston Tract Subdivision, Caribou Pond in Lincoln, Penobscot County, Maine" dated December 23, 1985 prepared by Andrews Land Services, Inc., and recorded in the Penobscot County Registry of Deeds Map File D28-86 and D29-86.

Also conveying fifty (50') foot wide rights of way for ingress and egress and utility services in common with Lakeville Shores, Inc., and others, over existing roads depicted on "Caribou Pond Road Right-of-Way Plan", dated September 7, 1993 prepared by Prentiss & Carlisle Management Company, and recorded in the Penobscot County Registry of Deeds Map File D40-94.

Also conveying, as applicable, the rights and benefits accruing to the premises hereby conveyed pursuant to the terms and restrictions set forth as to the Lincoln ("Houston Haynes Tract") set forth in the deed of the Trustee of Land Exchange Trust to Herbert C. Haynes, Inc., dated May 28, 1998 and recorded in Book 6693, Page 272.

This conveyance is SUBJECT TO and there is EXCEPTED FROM this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

This conveyance is subject to any utilities easements of record in the Penobscot County Registry of Deeds and any utilities easements which are visible on the face of the earth.

This conveyance is also subject to any rights of way and other easements on record in the Penobscot County Registry of Deeds which may affect the premises hereby conveyed.

By acceptance of this deed, Grantees agree to enter into reasonable pro-rata cost sharing arrangements to maintain Egg Pond Road, so-called, in a passable graveled condition, with Lakeville Shores, Inc., its successors and assigns, and also with other landowners who use the road (including any homeowners' association which may be formed to maintain the road). Said Egg Pond Road is also referred to as the Main Access Road as shown on Map File D40-94.

Lakeville Shores, Inc., and any homeowners' association Lakeville Shores, Inc., may form to maintain the road shall be third party beneficiaries of this maintenance covenant with rights to

enforce the same. Egg Pond Road, also known as the Main Access Road is shown on Map Files D40-94, D27-86, D28-86 and D29-86.