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ATTEST: Gail J. Clark, Register of Deeds

TRUSTEES' DEED

DLN 3551666

KNOW ALL PERSONS BY THESE PRESENTS: That, **William H. Everett and Marie Thomas-Everett**, of 467 Sowams Road, Barrington, RI 02806, **Trustees of The William H. Everett Living Trust**, u/d/t dated July 27, 2010, pursuant to the power conferred law and every other power,

for consideration paid grant to **Richard R. Wilkinson** and **Jane M. Wilkinson**, with a mailing address of P.O. Box 88, Eustis, ME 04936, as *Joint Tenants*, all right, title and interest in and to a certain lot or parcel of land more particularly described as follows:

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

Beginning at a corner in the westerly line of Lot 17, so-called, said corner being the northwest corner of land owned, now or formerly, by Clarence C. Brown and the southwest corner of land, now or formerly, owned by Amos Knight, et al.;

thence easterly along line of Amos Knight et al. 1056 feet, more or less, to a stake;

thence southerly at right angles to the above line 710 feet to a stake;

thence westerly along a line parallel to the first described line a distance of 198 feet to a stake;

thence turning an angle to the left of 29° 30' on a course of about 65° W a distance of 370 feet, more or less, to the shore of Monson Pond, so-called, at low water mark;

thence northerly and westerly along the shore of said Pond, at low water mark, to the intersection of the westerly line of lot #17 to land of Lyman A. Davis;

thence northerly along land of said Davis 355 feet, more or less, to point of beginning. Said parcel of land to contain 16 acres, more or less, exclusive of any water.

Red Door Title □ 2204 Woodbury Avenue, Newington NH 03801 □ (207) 358-7500

RE: 2026-58527

Also conveying the right to use a right-of-way over and across land owned by Amos S. Knight and Henry S. Knight in said Monson in going to and from the lot or parcel of land of Jesse E. Thomas and Mary Mathews Thomas purchased from Clarence C. Brown by deed dated August 27, 1948, recorded in Piscataquis Registry of Deeds, Volume 293, Page 376. Said right-of-way over and across said land shall be in the same location as it now exists beginning on the south side of the Elliottsville Road, so-called, and continuing on in a southerly direction to the said lot of the said Jesse E. Thomas and the said Mary Mathews Thomas. Said right to use said right-of-way shall be by foot, team, vehicle or by any other lawful means or ways. It is agreed that the grantees herein, their heirs and assigns, shall have the right to erect and maintain a gate or fence at the north end of said right-of-way on the south side of said Elliottsville Road as long as the said Knights, their heirs and assigns, shall have the right to use said right-of-way without hindrance. All expenses in connection with the building, improvement and maintenance of said right-of-way and/or gate or fence that might be erected, as aforesaid, shall be wholly stood by the grantee herein, their heirs and assigns, shall not be liable on the same. Further the grantors, their heirs and assigns, shall always have the right to use in common with the grantees, their heirs and assigns, said right of way.

Also conveying a certain right-of-way situated in said Monson, further described as follows: Said right-of-way to be two (2) rods in width over the existing road which leads generally southerly from the easterly line of the Elliottsville Road across property now or formerly owned by Lloyd G. Kelley and Sylvia Kelley over Peppermint Brook to the northerly line of land formerly of Jessee E. Thomas and Mary M. Thomas. Said right-of-way to be used by others having a like right, including said Kelleys, for use on foot or with motor vehicles. The responsibility for all maintenance of said road on the right-of-way shall be borne by the Grantees.

Meaning and intending to convey the same right-of-way conveyed to Jesse E. Thomas and Mary M. Thomas by deed of Lloyd G. Kelley and Sylvia Kelley dated August 28, 1984, and recorded in Piscataquis County Registry of Deeds, Volume 565, Page 389, Shailer Thomas and Grantham Thomas acquired said right-of-way as the sole heirs at law of Jesse E. Thomas and Mary M. Thomas. Both Jesse E. Thomas' and Mary M. Thomas', aka Mary Mathews Thomas, estates were duly probated in Southbury Probate Court, State of Connecticut, Docket No. 96-0011 and Docket No. 93-0151, respectively.

Meaning and intending to convey the same premises conveyed to William H. Everett and Marie Thomas-Everett, Trustees, or their successor in interest, of the William H. Everett Living Trust by virtue of a Warranty Deed of William H. Everett dated May 31, 2025, and recorded in the Piscataquis County Registry of Deeds at Book 3045, Page 307.

Certificate of Trust Pursuant to 18-B MRSA §1013: The undersigned William H. Everett and Marie Thomas-Everett, Trustees of the William H. Everett Living Trust dated July 27, 2010, and any amendments thereto have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power to see to the application of any Trust Asset paid to the Trustees for a conveyance thereof. The Trust has not been revoked and is still in full force and effect.

Executed this 27th day of February, 2026.

The William H. Everett Living Trust

By: **William H. Everett, Trustee**

By: **Marie Thomas-Everett, Trustee**

STATE OF MAINE
FRANKLIN, ss.

Then personally appeared before me on this 27th day of February, 2026 the said **William H. Everett and Marie Thomas-Everett, as Trustees of The William H. Everett Living Trust** and acknowledged the foregoing to be their voluntary act and deed in their said capacity.

Notary Public
Commission expiration:

MARK HATHAWAY
Notary Public-Maine
My Commission Expires
November 06, 2027