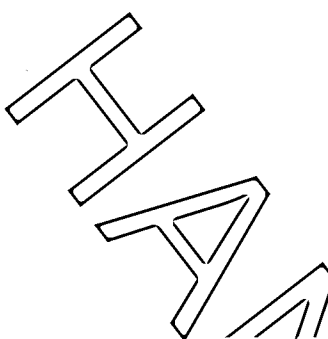




QUITCLAIM DEED WITH COVENANT

DLN: 1002240212206

WB RE HOLDINGS, LLC, a New York limited liability company with a place of business in New York, New York, for consideration paid, grants to **JOHN PAUL MAGINEL** and **PAIGE HELM MAGINEL**, both of Dongola, Illinois, not individually but only in their capacities as **Trustees of the JOHN PAUL MAGINEL AND PAIGE HELM MAGINEL JOINT REVOCABLE TRUST**, with a mailing address of 250 Hopper Lane, Dongola, IL 62926, with Quitclaim Covenant, a certain lot or parcel of land, in **Franklin**, Hancock County, Maine, described as follows:

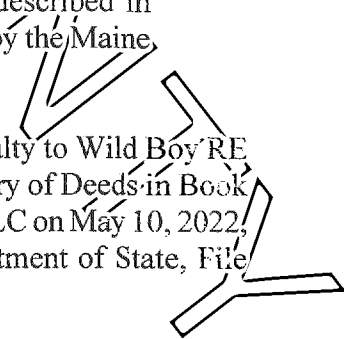
Lot No. 1 - Bounded on the North by the waters of Hog Bay, so-called, and being a distance of seventy-six (76) rods, more or less; Easterly by land formerly owned or occupied by one Stanley Gordon; Southerly by the Town Lots, so-called, formerly owned or occupied by John Adams and Theodore Bragdon; Westerly by the Leeman Orcutt lot, so-called; said lot or parcel is the western one half of a wood lot formerly owned in common by Enoch Blaisdell and another. The easterly bound of said lot being established by Agreement between Frederick Bender, Benjamin Bronfeld and Belle Bronfeld, dated October 14, 1982, and recorded in the Hancock County Registry of Deeds in Book 1448, Page 618.

Lot No. 2 - Bounded Northerly by land formerly owned or occupied by Stanley Gordon and by the lot described in preceding paragraph; Easterly by land now or formerly of Marcia Joy; Southerly by the Franklin-Sullivan Town Line; Westerly by land now or formerly of William B. Blaisdell.

Lot No. 3 - Bounded Northerly by the Town Road, so-called; Easterly by the first above described lot or parcel; Southerly by the second lot above described and land of Martha Bragdon Heirs; Westerly by land formerly owned or occupied by Madison Gordon. This lot or parcel is commonly known as the Leeman Orcutt Lot.

EXCEPTING that certain lot or parcel of land situated in Township 16, Middle Division, in said Hancock County, and being bounded and described as "Meadow Lot" on West Branch Narraguagus River in or near Section 11, as described in Resolve H.P. 243, L.D. 311, Chapter 11, Approved February 21, 1963 by the Maine State Legislature.

For source of title, reference may be had to the deed from Bronfeld Realty to Wild Boy RE Holding, Inc., dated June 30, 2021 and recorded in the Hancock County Registry of Deeds in Book 7134, Page 689. Wild Boy RE Holdings, Inc. merged into WB RE Holdings, LLC on May 10, 2022, as evidenced by the Certificate of Merger on file with the New York Department of State, File Number 220518001236.



IN WITNESS WHEREOF, WB RE Holdings, LLC has caused the foregoing instrument to be signed and sealed by the undersigned representative, duly authorized, this 23 day of September, 2022.

WB RE HOLDINGS, LLC

By: [Signature]
Brett Joshpe, Member
Duly Authorized

STATE OF NEW YORK

New York County

September 23, 2022

Personally appeared the above named Brett Joshpe, Member of WB RE Holdings, LLC, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

[Signature]
Notary Public

Irina Shaulov
Notary Public, State of New York
No. 01SH6266271
Qualified in Queens County

Print or Type Name as Signed Commission Expiration

07/23/2024