SEAL

Receipt # 158447 KNOX SS: RECEIVED
VOL 6309 PG 173
01/14/2026 11:49:42 AM
2 Pages
Instr # 2026-287
ATTEST Madelene F. Cole, Knox Co Registry of Deeds

N-121
(Rev. 07/01/19)

STATE OF MAINE

(Seal of Court)

KNOX COUNTY PROBATE COURT DOCKET NO. 2026-0001

Estate of RONALD HORACE WOOSTER
Decedent

CERTIFICATE AND ABSTRACT[1]

To the Register of Deeds of Knox County.

An Estate has been opened in this Court for the above-named Decedent. The following facts apply to this Estate according to the probated Will or the Petition or Application upon which an appointment was made or both.

Date of Decedent's death: December 28, 2025

1.	Did Decedent leave a Will?	☒YES ☐NO
2.	If item one is YES, Will was probated:	☐FORMALLY ☒INFORMALLY
3.	If item one is YES, date of most recent probate of this Will was:	January 9, 2026
4.	If item 2 is answered FORMALLY, was there a previous informal probate of the same Will?	☐YES ☐NO
5.	If the Will was previously probated informally, was that informal probate certified to the Register of Deeds of the County to which this certificate is directed?	☐YES ☐NO
6.	Has a Petition for Elective Share been filed? (If YES, attach copy)	☐YES ☒NO
7.	Has a Personal Representative been appointed?	☒YES ☐NO
8.	If item 7 is YES, date of appointment was:	January 9, 2026
9.	If item 7 is YES, appointment was	☐FORMAL ☒INFORMAL
10.	If item 7 is YES, give name and address of Personal Representative.	Helen Marie Garneau 88 Greeley Road Windsor, ME 04363

11. Insert here a true copy of so much of the Decedent's Will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the Will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available. list each municipality and county in which the Decedent owned real estate.

SEVENTH: I give, devise and bequeath all the rest, residue and remainder of my estate, both real and personal, of every nature and wherever situated of which I may die seized or possessed, or to or in which I may be in any way

entitled or have any interest, including without limitation, all property or interest therein acquired by me or to or in which I may become entitled after the execution of this Will and all property over which I shall have a power of appointment or disposal which I shall not have otherwise exercised, released or refused to exercise, also including any life insurance payable to my estate, to GARRETT SOULE and GAVAN SOULE, equally, share and share alike.

"DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION"

Rockland, Knox County, Maine

12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated Will. If there is a probated Will, list Devisees of real estate.)

Garrett Soule
Gaven Soule

13. I certify that the foregoing statements are accurate so far as they may be determined from the Will or the Petition or Application upon which the appointment was made.

Dated: January 9, 2026

Melissa Backus

Deputy Register of Probate, Melissa Backus

SEAL

Certified a true copy
[1] 18-C M.R.S. § 1-504

MARP

Receipt # 121201 KNOX SS: RECEIVED
VOL 5610 PG 128
09/18/2020 11:58:41 AM
2 Pages
Instr # 2020-8861
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

QUITCLAIM DEED WITH COVENANT
(Maine statutory short form)

KNOW ALL PERSONS BY THESE PRESENTS, that **THE ELLIS-BEAUREGARD FOUNDATION,** a Maine non-profit corporation having a mailing address of 11 Knowlton Street, Rockland, Maine, 04841 ("Grantor"), in consideration of One Dollar ($1.00) and other good and valuable consideration paid by Ronald H. Wooster ("Grantee"), having a mailing address of 12 Knowlton Street, Rockland, Maine 04841, the receipt whereof it does hereby acknowledge, does hereby grant to **RONALD H. WOOSTER**, his heirs and assigns forever, with Quitclaim Covenant, certain real estate situated in the City of Rockland, County of Knox and State of Maine and being more particularly described as follows:

A certain lot or parcel of land with the buildings thereon situated in Rockland in the County of Knox and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in the southerly line of Old County Road and at the northwesterly corner of land now or formerly of Knowles and formerly of J.W. and Helen E. Ormsbee; thence South 19 degrees East by land now or formerly of Knowles and now or formerly of McNeil and in part following a stone wall one hundred eighty-three (183) feet to land now or formerly of Jenkins and formerly of Hanson Dean; thence southwesterly by land now or formerly of Jenkins sixty-six (66) feet to an iron pipe; thence North 19 degrees West by other land now or formerly of Jenkins one hundred eighty-three (183) feet to the southerly line of Old County Road; thence North 71 degrees East along the southerly line of Old County Road sixty-six (66) feet to the place of beginning.

Subject to utility easements and rights of way of record and utility easements and rights of way which are visible on the face of the earth.

REAL ESTATE TRANSFER TAX PAID

Meaning and intending to convey, and hereby conveying, those same premises conveyed to grantor by deed of Vincent P. Delazzero, Personal Representative of the Estate of Steffany Belcher or even or near date, recorded in the Knox County Registry of Deeds prior hereto. Reference is further made to that deed to Jeffrey T. Belcher and Steffany Belcher, as joint tenants, dated October 8, 2016 and recorded in said Registry of Deeds in Volume 5106, Page 196, Jeffrey T. Belcher having pre-deceased Steffany Belcher on February 21, 2018.

IN WITNESS WHEREOF, it has caused this deed to be executed by Donna McNeil, its Executive Director, duly authorized this ____ day of September, 2020.

WITNESS:

The Ellis-Beauregard Foundation

By: Donna McNeil, Executive Director

STATE OF MAINE
COUNTY OF KNOX, ss. September 11, 2020

Then personally appeared the above-named Donna McNeil, in her said capacity as Executive Director of The Ellis-Beauregard Foundation, and acknowledged the foregoing instrument to her free act and deed in her said capacity and the free act and deed of said entity.

Before me,

Notary Public/Maine Attorney At Law

COLLEEN P. TUCKER
Print name

My commission expires N/A