NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19875 PG 519**
Instr # 2026010962
04/02/2026 01:46:27 PM
Pages 4 YORK CO

After Recording, Return to:

DLN: 3717545

QUITCLAIM DEED

WE, **SCOTT A. LYNCH**, a single person, with a mailing address of 1 Morning Dove Road, Kingston, New Hampshire 03848 and **JEFFREY W. LYNCH,** a single person with a mailing address of 3 Bayou Drive, Raymond, New Hampshire 03077, for consideration paid, the receipt whereof is hereby acknowledged, do hereby GRANT to **00 OCEAN LLC,** a Maine limited liability company, with a mailing address of 353 Central Avenue, Suite 200, Dover, New Hampshire 03820, with QUITCLAIM COVENANTS, the land described as follows:

Maine R.E. Transfer Tax Paid

A tract or parcel of land, with any improvements thereon, situated in the Town of York, County of York, State of Maine, more particularly bounded and described as Lot No. 36 on Plan of Nubble Point Sea Shore Lots, made in June, 1913, said Lot No. 36 being on the Southerly side of Dover Bluff Avenue, and is bounded by said Avenue, by the Atlantic Ocean and by Lots No. 35 and 37 on said plan.

SUBJECT TO the conditions and restrictions set forth in a certain deed from Charles A. Donovan, et ux, to Frank H. Coupe, et ux, dated November 12, 1932 and recorded in the York County Registry of Deeds in Book 841, Page 387, in so far as the same may now be in force and applicable

SUBJECT TO and with the benefit of easements, rights, restrictions or encumbrances of record, if any.

MEANING AND INTENDING to describe and convey the same premises conveyed to Scott A. Lynch and Jeffrey W. Lynch by deed of Scott A. Lynch, duly appointed and acting Personal Representative of the Estate of Joanne M. Lynch, dated February 4, 2026, and recorded in the York County Registry of Deeds at Book 19841, Page 694.

This instrument was prepared from information supplied by the Grantor herein and no independent title search has been conducted.

[Signature pages follow]

Witness my hand and seal on April 1, 2026.

Signed, Sealed and Delivered in the presence of:

Witness Name: Shannon M. Laurendeau

Scott A. Lynch, Grantor

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On April 1, 2026, personally appeared Scott A. Lynch and acknowledged the foregoing instrument to be his free act and deed.

SHANNON M LAURENDEAU
STATE OF NEW HAMPSHIRE
-MY-
COMMISSION EXPIRES
OCTOBER 16, 2029
NOTARY PUBLIC

Notary Public
My Commission Expires:
(Seal)

Witness my hand and seal on April 1, 2026.

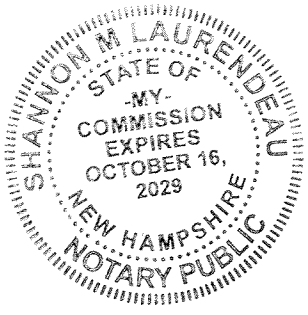
Signed, Sealed and Delivered in the presence of:

Witness Name: Shannon M. Laurendeau

Jeffrey W. Lynch, Grantor

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On April 1, 2026, personally appeared Jeffrey W. Lynch and acknowledged the foregoing instrument to be his free act and deed.



Notary Public
My Commission Expires:
(Seal)

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