Docusign Envelope ID: D37C021D-2755-8AD7-8275-B070F750E881

Bk 12174 Pg295 #13001
08-18-2026 @ 11:47a

Return to:
John Brown Properties, LLC
399 Picket Lane
Camden Wyoming, DE 19934

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QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Stanley Brothers Construction, LLC, a Delaware Limited Liability Company, of 399 Picket Lane, Camden Wyoming, DE 19934, for consideration paid grants to John Brown Properties, LLC, a Delaware Limited Liability Company, of 399 Picket Lane, Camden Wyoming, DE 19934, with QUIT CLAIM COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Stanley Brothers Construction, LLC by virtue of Warranty Deed from Louis P. Hebert dated April 14, 2025 and recorded in the Androscoggin County Registry of Deeds in Book 11807, Page 91.

This conveyance is made in connection with the winding down and dissolution of Stanley Brothers Construction, LLC, and is intended to facilitate the disposition of the Grantor's remaining real estate assets.

Executed this 13 day of August, 2026

Stanley Brothers Construction, LLC

Joseph Stanley, President

State of Delaware
County of Kent

The foregoing instrument was acknowledged before me on this 13th day of August, 2026 Joseph Stanley, President of Stanley Brothers Construction, LLC.

Sandra Anna Greer
Notary Public/Attorney-at-Law
Commission expiration:

SANDRA ANNA GREER NOTARY PUBLIC STATE OF DELAWARE MY COMMISSION EXPIRES 7/10/2027

RE: 2025-1421

DS JS

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Exhibit A - Property Description

295 Bean Street
Livermore, Maine

A certain lot or parcel of land, situated on the easterly side of Bean Street, so-called, also known as Batten Road, in the Town of Livermore, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar capped "PLS 2434", on the easterly side of Bean Street and the town line between Livermore and Turner, said point being the northwesterly corner of land now or formerly of Norman D. & Luanne D. Jones (Book 3119, Page 340);

Thence, from the Point of Beginning, in a general northerly direction, along the said easterly side of Bean Street and a curve to the left, a distance of 144.80 feet to a point, said curve having a radius of 884.98 feet and a chord bearing North 08° 10' 35" East, a distance of 144.64 feet;

Thence, North 03° 29' 21" East, along the said easterly side of Bean Street, a distance of 72.18 feet to a 5/8" rebar capped "PLS 2434" at the southwesterly corner of other land to be conveyed by the Granter herein;

Thence, South 62° 40' 15" East, along said other land to be conveyed by the Granter herein, a distance of 192.44 feet to a 5/8 inch rebar capped "PLS 2434" at land now or formerly of Stephen C. & Sherrylee A. Ames (Book 5603, Page 303);

Thence, South 01° 34' 03" West, along said land now or formerly of Ames, a distance of 228.16 feet to a 5/8 inch rebar capped "PLS 2434" at said land now or formerly of Jones and the said Livermore and Turner Townline;

Thence, North 61° 55' 02" West, along said land now or formerly of Jones, a distance of 215.00 feet to the Point of Beginning.

The above-described parcel of land contains 0.94 acres, more or less.

All bearings are referenced to Magnetic North 2017.

All Book and Pages refer to the Androscoggin C0tmty Registry of Deeds.

DS
JS

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED