QUITCLAIM DEED

CHRISTINIA A. MITCHELL, with a mailing address of 14 Thistle Drive, Gorham, Maine 04038, for consideration paid, **GRANTS** to **BEE AT EZZ LLC**, a Maine Limited Liability Company, with a mailing address of 14 Thistle Drive, Gorham, Maine 04038, with **QUITCLAIM COVENANT**, that certain lot or parcel of land situated in **GORHAM**, County of **CUMBERLAND** and State of **MAINE**, and more particularly described as follows:

A certain lot or parcel of land together with the buildings thereon, located southerly of, but not adjacent thereto, the southerly sideline of County Road, so-called, in the Town of Gorham, County of Cumberland and State of Maine, being Unit 1-A/Commercial Building as shown on the Condominium Plat for Christina Mitchell, dated March 2021 as revised on 4/8/25, by BH2M, Inc., recorded in the Cumberland County Registry of Deeds in Plan Book 225, Page 130, to which Plat reference is made for a more particular description.

The above described Lot is conveyed together with a certain 40-foot wide access easement across the land of said Polanco in common with others located on the southerly sideline of said County Road and being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southerly sideline of said County Road at the northwesterly corner of land now or formerly of Todd Cole and the northeasterly corner of land of Steven & Lady A. Polanco as shown on aforesaid plan;

thence S 05°-19'-44" E along the land of said Cole a distance of 186.50 feet to a capped iron rod set (PLS #2190) and Remaining Land of Mitchell Woods LLC;

thence S 84°-55'-04" W along the Remaining Land of Mitchell Woods LLC a distance of 40.00 feet to a capped iron rod set (PLS #2190);

thence N 05°-19'-44" W across the land of said Polanco a distance of 186.65 feet to a capped iron rod to be set (PLS #2190) and the southerly sideline of said County Road;

thence N 85°-07'-43" E along the southerly sideline of said County Road a distance of 40.00 feet to the point of beginning.

The above described 40-foot access easement encompasses 7,463 s.f.

Being a portion only of the premises conveyed to Christinia Mitchell by Trustee's Deed of Christinia Mitchell, as Trustee of the CA Mitchell 2021 Trust, dated October 23, 2025 and recorded at Cumberland County Registry of Deeds in Book 41827, Page 171.

IN WITNESS WHEREOF, the said **Christinia A. Mitchell**, has signed this instrument on this 9th day of December, 2025.

Christinia A. Mitchell

STATE OF MAINE
COUNTY OF CUMBERLAND December 9th, 2025

Personally appeared the above-named Christinia A. Mitchell and acknowledged the foregoing to be her free act and deed.

Before me,

Bar No. 6441
Notary Public/Attorney-at-Law
Daniel J. Kramer

18RETTD 00

MAINE REAL ESTATE TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

1. County Cumberland

2. Municipality Gorham

BOOK/PAGE - REGISTRY USE ONLY

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name
Bee at Ezz LLC

3b. Federal ID

3c. Last name, first name, MI; or business name

3d. Federal ID

3e. Mailing address after purchasing this property
14 Thistle Drive

3f. Municipality
Gorham

3g. State ME

3h. ZIP Code 04038

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name
Mitchell, Christinia

4b. Federal ID

4c. Last name, first name, MI; or Business name

4d. Federal ID

4e. Mailing address
14 Thistle Drive

4f. Municipality
Gorham

4g. State ME

4h. ZIP Code 04038

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
6	14	2	

Check any that apply
- No maps exist
- Multiple parcels
- ✓ Portion of parcel
- Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions). 502

5c. Physical location
12 Thistle Drive

5d. Acreage (see instructions)
0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $ 53,100 .00

6c. Exemption claim - ✓ Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Quitclaim Deed to LLC owned by Grantor for no consideration

7. DATE OF TRANSFER (MM-DD-YYYY)
12/09/2025

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.
CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. ✓

Quitclaim Deed to LLC owned by Grantor for no consideration

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- ✓ Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- ✓ Consideration for the property is less than $100,000
- The transfer is a foreclosure sale

11. DECLARATION(S) UNDER THE PENALTIES OF PERJURY. **I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.**

PREPARER. Name of preparer: Daniel J. Kramer

Phone number: (207) 780-6789

Mailing address: P.O. Box 1150
Scarborough, ME 04070

Email address: dkramer@troubhheisler.com

Fax number: 2077742339

Rev. 11/21

QUITCLAIM DEED

CHRISTINIA A. MITCHELL, with a mailing address of 14 Thistle Drive, Gorham, Maine 04038, for consideration paid, **GRANTS** to **THOMAS MITCHELL**, with a mailing address of 14 Thistle Drive, Gorham, Maine 04038, with **QUITCLAIM COVENANT**, that certain lot or parcel of land situated in **GORHAM**, County of **CUMBERLAND** and State of **MAINE**, and more particularly described as follows:

A certain lot or parcel of land together with the buildings thereon, located southerly of, but not adjacent thereto, the southerly sideline of County Road, so-called, in the Town of Gorham, County of Cumberland and State of Maine, being Unit 1-C as shown on the Condominium Plat for Christina Mitchell, dated March 2021 as revised on 4/8/25, by BH2M, Inc., recorded in the Cumberland County Registry of Deeds in Plan Book 225, Page 130, to which Plat reference is made for a more particular description.

The above described Lot is conveyed together with a certain 40-foot wide access easement across the land of said Polanco in common with others located on the southerly sideline of said County Road and being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southerly sideline of said County Road at the northwesterly corner of land now or formerly of Todd Cole and the northeasterly corner of land of Steven & Lady A. Polanco as shown on aforesaid plan;

thence S 05°-19'-44" E along the land of said Cole a distance of 186.50 feet to a capped iron rod set (PLS #2190) and Remaining Land of Mitchell Woods LLC;

thence S 84°-55'-04" W along the Remaining Land of Mitchell Woods LLC a distance of 40.00 feet to a capped iron rod set (PLS #2190);

thence N 05°-19'-44" W across the land of said Polanco a distance of 186.65 feet to a capped iron rod to be set (PLS #2190) and the southerly sideline of said County Road;

thence N 85°-07'-43" E along the southerly sideline of said County Road a distance of 40.00 feet to the point of beginning.

The above described 40-foot access easement encompasses 7,463 s.f.

Being a portion only of the premises conveyed to Christinia Mitchell by Trustee's Deed of Christinia Mitchell, as Trustee of the CA Mitchell 2021 Trust, dated October 23, 2025 and recorded at Cumberland County Registry of Deeds in Book 41827, Page 171.

IN WITNESS WHEREOF, the said **Christinia A. Mitchell**, has signed this instrument on this 9th day of December, 2025.

Christinia A. Mitchell

STATE OF MAINE
COUNTY OF CUMBERLAND December 9th, 2025

Personally appeared the above-named Christinia A. Mitchell and acknowledged the foregoing to be her free act and deed.

Before me,

Bar No. 6441
Notary Public/Attorney-at-Law
Daniel J. Kramer

18RETTD 00

MAINE REAL ESTATE TRANSFER TAX DECLARATION

Form RETTD

Do not use red ink.

1. County: Cumberland

2. Municipality: Gorham

BOOK/PAGE - REGISTRY USE ONLY

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name: Mitchell, Thomas

3b. Federal ID:

3c. Last name, first name, MI; or business name:

3d. Federal ID:

3e. Mailing address after purchasing this property: 14 Thistle Drive

3f. Municipality: Gorham

3g. State: ME

3h. ZIP Code: 04038

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name: Mitchell, Christinia

4b. Federal ID:

4c. Last name, first name, MI; or Business name:

4d. Federal ID:

4e. Mailing address: 14 Thistle Drive

4f. Municipality: Gorham

4g. State: ME

4h. ZIP Code: 04038

5. PROPERTY

5a. Map	Block	Lot	Sub-lot
6	14	2	

Check any that apply:
- No maps exist
- Multiple parcels
- ✓ Portion of parcel
- Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions): 502

5c. Physical location: 16 Thistle Drive

5d. Acreage (see instructions): 0.00

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") ..... 6a. .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) ..... 6b. $ 53,100 .00

6c. Exemption claim - ✓ Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

Quitclaim Deed to Grantor's Husband for no consideration

7. DATE OF TRANSFER (MM-DD-YYYY): 12/09/2025

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use. CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below. ✓

Quitclaim Deed to Grantor's Husband for no consideration

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:
- ✓ Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- ✓ Consideration for the property is less than $100,000
- The transfer is a foreclosure sale

11. DECLARATION(S) UNDER THE PENALTIES OF PERJURY. **I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.**

PREPARER. Name of preparer: Daniel J. Kramer

Phone number: (207) 780-6789

Mailing address: P.O. Box 1150
Scarborough, ME 04070

Email address: dkramer@troubhheisler.com

Fax number: 2077742339

Rev. 11/21