Receipt # 252205
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12/18/2025 11:51:11 AM
Pages 4
DEED
Instr # 25-16700
Cherri L Crockett Register of Deeds OXFORD COUNTY

MAINE REAL ESTATE TRANSFER TAX PAID

WARRANTY DEED
DLN: 3538046

KNOW ALL BY THESE PRESENTS, that **MAINE SKI HOLDINGS, LLC,** a Maine Limited Liability Company with a mailing address of P.O. Box 508, Bethel, Maine 04217, for *consideration paid,* grants to **FRANCIS R. ABRAM,** an individual, with a mailing address of P. O. Box 372, Newry, ME 04261, with ***warranty covenants,*** the real property located in the Town of Newry, Oxford County and State of Maine, being **Lot #63** of Merrill Hill Estates Subdivision, further described as follows:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF my hand and seal this 18th day of December, 2025

MAINE SKI HOLDINGS, LLC

By: Cynthia Hiebert
Printed Name: Cynthia Hiebert
Capacity: Duly Authorized Member

STATE OF MAINE
COUNTY OF OXFORD

DATE: Dec 18th, 2025

Then personally appeared the above named Cynthia Hiebert and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity as duly authorized member of Maine Ski Holdings, LLC.

Before me,

~~Notary Public~~ / Attorney at Law
Print Name David C. Dow
~~My commission expires:~~

EXHIBIT A

A certain lot or parcel of land situated in the Town of Newry, County of Oxford and State of Maine and described as follows:

Lot # 63 as shown on the Subdivision Plan entitled "Merrill Hill Estates", as depicted on that certain Subdivision Plan entitled, "Merrill Hill Estates" prepared by Gary M. Inman, RLS #2078, dated June 18, 2008 and recorded in the Oxford County Registry of Deeds (the "Registry of Deeds") as Plan #4441, as amended by a plan dated April 15, 2015 and recorded in said Registry of Deeds as Plan #5116, as amended by a plan dated July 8, 2019 and recorded in said Registry of Deeds as Plan #5392 (the "Plan"). This conveyance is made subject to all matters shown on said Plan.

TOGETHER WITH AND SUBJECT TO the rights, easements, covenants, terms and conditions set forth in that certain Amended and Restated Easement Agreement by and Between Sunday River Skiway Corporation and Boyne Properties Maine, LLC dated March 19, 2020 and recorded in the Oxford County Registry of Deeds in Book 5513, Page 191.

Said lot is conveyed subject to and with the benefit of the Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions for Merrill Hill Estates, Newry, Maine dated March 19, 2020 and recorded in the Oxford County Registry of Deeds in Book 5513, Page 201 (the "Declaration").

Also conveying an easement, in common with others and being subject to the terms and conditions of the recorded Declaration, over and across the private roadway known as Morganite Way.

Said lot is also hereby conveyed SUBJECT TO the following:

1. All matters set forth in the following State of Maine, Department of Environmental Protection (DEP) Findings of Fact and Orders.
   a) Maine DEP Order for Approval, Wetland Alteration dated December 27, 2005 and recorded January 12, 2006 in Book 3871, Page 324 of the Oxford County Registry of Deeds; and
   b) Maine DEP Order for Financial Capacity, Conditions of Compliance dated July 5, 2006 and recorded on July 19, 2006 in Book 3971, Page 61 of the Oxford County Registry of Deeds; and
   c) Maine DEP Order for Financial Capacity, Conditions of Compliance dated July 5, 2006 and recorded on August 1, 2006 in Book 3980, Page 241 of the Oxford County Registry of Deeds; and
   d) Maine DEP Order for Stream Restoration, Minor Revision, dated November 8, 2006 and recorded November 27, 2006 in Book 4051, Page 226 of the Oxford County Registry of Deeds; and
   e) Maine DEP Order for Change Roadway Design, Minor Revision dated February 28, 2007 and recorded March 16, 2007 in. Book 4103, Page 125 of the Oxford County Registry of Deeds; and

f) Maine DEP Order for Gate House, Minor Revision, dated December 3, 2007 and recorded December 19, 2007 in Book 4239, Page 239 of the Oxford County Registry of Deeds; and
g) Maine DEP Order Minor Revision change right of width dated July 16, 2008 and recorded August 1, 2008 in Book 4331, Page 4 of the Oxford County Registry of Deeds.
(h) State of Maine Department of Environmental Protection Department Order Transfer for Boyne Properties Maine, LLC dated November 14, 2019 and recorded in said Registry of Deeds in Book 5493, Page 492.

2. The following consent rights as provided in Section 2.12 of the Declaration, for the benefit of the Operator, as that term is defined in the Declaration:

As set forth in Section 2.12 of the Declaration, owners of the Lower Lots may not cross Common Areas or any Lot to access any Ski Amenities and are strictly prohibited from accessing or using any Ski Amenities at the Project, whether located on Common Areas, including Roads, or Lots. Any deed conveying a fee interest in a Lower Lot shall contain a substantially similar restriction referencing Section 2.12 of the Declaration. All capitalized terms in this paragraph shall have the meaning ascribed to them in the Declaration.

Additionally, the conveyance of any Lower Lot shall require the consent of the Operator, which consent shall be conclusively evidenced by a release signed and acknowledged by Operator, which release shall be provided to a seller of a Lower Lot upon the execution by the proposed purchaser of a Lower Lot of a Purchaser's Acknowledgment in the form and substance provided in the Declaration.

The Operator has consented to the conveyance herein as evidenced by the Consent of Operator attached hereto and made a part hereof as **Exhibit B**.

Being a portion of the premises described in the quitclaim deed with covenant from Boyne Properties Maine, LLC to Maine Ski Holdings, LLC dated March 19, 2020 and recorded in the Oxford County Registry of Deeds in Book 5513, Page 254.

EXHIBIT B

CONSENT OF OPERATOR

Sunday River Skiway Corporation, holder of those certain consent rights as set forth in Section 2.12 of the Declaration, hereby consents to the grant of this Warranty Deed.

IN WITNESS WHEREOF, the said Sunday River Skiway Corporation has caused this instrument to be signed and sealed by its duly authorized representative as of the 18th day of Nov, 2025.

WITNESS:

SUNDAY RIVER SKIWAY CORPORATION,
a Maine corporation

By: [signature]
Name: Dana Bullen II
Its: COO

STATE OF MAINE
COUNTY OF Oxford, ss.

On Nov. 18, 2025, personally appeared the above-named Dana A. Bullen II COO of said SUNDAY RIVER SKIWAY CORPORATION, in his/~~her~~ said capacity and acknowledged the foregoing instrument to be his/~~her~~ free act and deed and the free act and deed of said Sunday River Skiway Corporation.

Before me,

[signature]
Notary Public
Printed Name:

REBECCA BEAN
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES JUNE 18, 2026