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NANCY E HAMMOND, REGISTER OF DEEDS
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TRUSTEE'S DEED

Maine Statutory Short Form

No Transfer Tax

KNOW ALL PERSONS BY THESE PRESENTS, That **RICHARD A. HULL, III,** Successor Trustee of FEDERAL ROAD REALTY TRUST dated August 18, 2020, a copy of which is recorded in York Registry of Deeds in Book 15977, page 996, as amended by **AMENDMENT TO DECLARATION OF TRUST** dated February 8, 2025, a copy of said amendment being recorded in York Registry of Deeds in Book 19607, page 642, with a mailing address of P. O. Box 468, Biddeford, Maine, 04005, by the power conferred by law, and every other power, for consideration paid, grants to **JOHN G. BOLDEBOOK,** Trustee of The James R. Boldebook Revocable Living Trust dated July 15, 2013, as amended by Amendment to and Restatement of Intervivos Trust Agreement Dated July 15, 2013, which amendment is dated July 15, 2022, and as further amended by Second Amendment to and Restatement of Intervivos Trust Agreement Dated July 15, 2013, creating the James R. Boldebook Revocable Living Trust, which second amendment is dated February 15, 2025, as further amended by Third Amendment to and Restatement of Intervivos Trust Agreement dated July 15, 2013, Creating the James R. Boldebook Revocable Living Trust, which amendment is dated May 15, 2025, having a mailing address of 420 Baycrest Drive, Venice, FL 34285, the land in the Town of Alfred in the County of York and State of Maine, described as follows:

A certain lot or parcel of land together with any improvements thereon situated generally easterly of, but not adjacent to Federal Street, so-called, and lying northerly of and adjacent to Federal Way -so-called, and being Lot **ONE (1)** as shown and depicted a plan (the "Plan") entitled "Plan of a Contract Zone & Subdivision Showing On Shaker Pond, A 55 and Over Residential Development of 6 Lots by James R. Boldebook, Property Located on Federal Street & Shaker Pond in Alfred, Maine," prepared by Corner Post Land Surveying, Inc. dated July 17, 2017, as revised through November 14, 2017, and recorded in York Registry of Deeds in Plan Book 393, page 5, as the same has been amended by plan entitled "Revision to Plan Book 393, page 5, A Plan of a Contract Zone & Subdivision Showing On Shaker Pond, A 55 and Over Residential Development of 6 Lots by James R. Boldebook, Property Located on Federal Street & Shaker Pond in Alfred, Maine," prepared by Corner Post Land Surveying, Inc. dated July 17, 2017, and being revised through April 18, 2018, and being duly recorded in York Registry of Deeds in Plan Book 395, page 2, as further revised by plan entitled "Revision to Plan Book 395, page 2, A Plan of a Contract Zone & Subdivision Showing On Shaker Pond, A 55 and Over Residential Development of 6 Lots by James R. Boldebook, Property Located on Federal Street & Shaker Pond in Alfred, Maine," prepared by Corner Post Land Surveying, Inc. dated July 17, 2017, and being revised through September 17, 2021, and being duly recorded in York Registry of Deeds in Plan Book 419, page 25, to which plans and the record thereof reference is made for a more particular description of the within conveyed premises. In the event of a conflict between said two plans in street name designation or otherwise, the latter plan shall control. Said premises are also labelled "4.99 Acres, 13 Federal Street" on the last mentioned plan.

In addition to the matters shown and depicted on the above referenced plans (including, but not limited to the use of "Pond View Lane" which crosses a portion of Lots Two (2) and Three (3) on the

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last mentioned plan and additionally leading from Federal Street and which was previously reserved for the benefit of the above conveyed premises for purposes of ingress and egress and the use, introduction, installation, repair and replacement of all utility services in, on under and over the surface of the same), the above described premises are conveyed subject to and together with the benefit of the following to the extent they affect the same:

1. Terms, conditions, restrictions, and obligations set forth in Declaration of Covenants, Conditions and Maintenance Obligations for the Development known as "On Shaker Pond" having been duly recorded in York Registry of Deeds in Book 17714, page 177, as amended by "First Amendment to Declaration of Covenants, Conditions and Maintenance Obligations for the Development Known as "On Shaker Pond" dated as of December 31, 2020, and recorded in York Registry of Deeds in Book 18576, page 442, and as further amended by "Second Amendment to Declaration of Covenants, Conditions and Maintenance Obligations for the Development Known as "On Shaker Pond" dated November 29, 2023, and recorded in York Registry of Deeds in Book 19353, page 415, (all being jointly and severally referred to as the "Declaration") and such easements, rights of way for access and the use, installation, maintenance, repair and replacement of all utility services in the locations as may have previously been established by deed, installation or otherwise or as the same may be subsequently located in accordance with the terms of the Declaration; and

2. Rights and easements granted to Verizon New England, Inc. and Central Maine Power Company dated February 13, 2006, and recorded in York Registry of Deeds in Book 14760, page 493; and

3. Rights and easements granted to Central Maine Power Company dated October 7, 2017, and recorded in York Registry of Deeds in Book 17664, page 394; and

4. Rights, and easements granted to James R. Boldebook by deed of Lawrence E. Noone dated February ____, 2006, and recorded in York Registry of Deeds in Book 14746, page 821; and

5. Rights, and easements granted to James R. Boldebook by deed of Lawrence E. Noone dated June 15, 2004, and recorded in York Registry of Deeds in Book 14152, page 989; and .

6. Rights, and easements granted to James R. Boldebook by deed of Gerard J. Lamontagne and others dated June 14, 2004, and recorded in York Registry of Deeds in Book 14152, page 987.

7. Matters set forth in Land Use Permit from the Town of Alfred, Maine, dated December 11, 2017 and recorded in York Registry of Deeds in Book 17637, Page 531.

8. Rights and easements created under the terms of a deed from James R. Boldebook to James R. Boldebook, Trustee of the Shaker Pond Realty Trust dated May 2, 2006, and recorded in York Registry of Deeds in Book 14826, page 337.

9. Rights and easements created under the terms of a deed from James R. Boldebook to James R. Boldebook, Trustee of the Federal Road Realty Trust dated August 18, 2010, and recorded in York Registry of Deeds in Book 15978, page 1.

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10. Rights and easements created under the terms of a deed from James R. Boldebook, Trustee of the Shaker Pond Realty Trust to James R. Boldebook, Trustee of the Shaker Pines Realty Trust dated August 18, 2010, and recorded in York Registry of Deeds in Book 15977, page 992.

11. Rights of others in and to the use of any appurtenant easements.

For Grantor's source of title reference is made to the following:

A. Deed of Arlene Fote, Trustee of the Arlene Forte Revocable Trust, which deed is dated October 2, 1996, and recorded in York Registry of Deeds in Book 020, page 72; and
B. Deed of James R. Boldebook to James R. Boldebook, Trustee of the Federal Road Realty Trust, which deed is dated August 18, 2010, and recorded in York Registry of Deeds in Book 15978, page 1' and

WITNESS my hand in my said capacity as Successor Trustee this 9th day of February, 2026.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Federal Road Realty Trust

By: _____
Richard A. Hull, III
Its Successor Trustee duly authorized
Federal Road Realty Trust

STATE OF MAINE
York, ss

February 9, 2026

Personally appeared the above named Richard A. Hull, III, Successor Trustee of the Federal Road Realty Trust as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trust.

Before me,

_____
Notary Public/Maine Attorney-At-Law

Print Name: _____

NANCY J. ANDERSEN
Notary Public, State of Maine
My Commission Expires Jul. 22, 2032

My Commission Expires: _____

Shared/rah/boldebookj05269-015/trusteesdeed/revised2/9/2026