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WARRANTY DEED

Hannah L. Berten aka Hannah L. Allen and Kaitlyn Berten aka Kaitlyn Bartlett of Hampden, Penobscot County, Maine, for consideration paid, grants to Regina Nichols and Justin Nichols of Glenburn, Penobscot County, Maine (whose mailing address is 133 Daigle Drive, Glenburn, ME 04401) with Warranty Covenants, as Joint Tenants with Rights of Survivorship the following described real estate:

See "Exhibit A" Attached

For grantors source of title, reference may be had to a deed from Daniel C. Schaeffer and Chloe N. Schaefter to the grantors herein, dated June 24, 2020, recorded in Penobscot Registry of Deeds, Book 15580, Page 214.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hands and seals this 28 day of May, 2026.

WITNESS:

_____ Hannah L. Berten

_____ Kaitlyn Berten

STATE OF MAINE
PENOBSCOT, ss

May 28, 2026

Then personally appeared the above-named Hannah L. Berten and Kaitlyn Berten and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2026-1861

Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

File No: 2026-1861

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"Exhibit A"

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Hampden, County of Penobscot, State of Maine, bounded and described as follows:

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Beginning on the west side of the County Road leading from Bangor to Winterport at a point in the northeast corner of land formerly owned by John Williams; thence south twenty-four degrees west four rods to a post; thence north sixty-four degrees west eight rods to a stake; thence north seventy-two degrees west six rods and twenty links to land formerly owned by D. Vose; thence north thirty-three degrees east eight rods and seventeen links to a post; thence north thirty-nine degrees west one rod and twenty links; thence north seventy-three degrees east three rods and eight links to land formerly of James Small; thence south forty-two degrees east fourteen rods and five links to the first mentioned bound.

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED