MAINE REAL ESTATE TAX-Paid

Property Address: 3 Pheasant Hill Road, Cape Elizabeth, ME 04107 **dln 3679037**

QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR

KNOW ALL BY THESE PRESENTS,

THAT U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, organized and existing under the laws of the United States of America, and having its principal place of business at 3501 Olympus Boulevard, 5th Floor, Suite 500, Coppell, Texas 75019, acting pursuant to a Judgment of Foreclosure and Sale entered on February 25, 2025, in the Maine Superior Court, Division of Portland, Maine, Docket No. PORSC-RE-2023-0082, under 14 M.R.S. §§6321 et seq. for the foreclosure of the Mortgage given by Troy A. Ellsmore to Mortgage Electronic Registration Systems, Inc., as nominee for Downeast Mortgage Corporation, dated November 10, 2005, and recorded in Cumberland County Registry of Deeds in Book 23405 at Page 229, for consideration paid by GEP Investments, Inc., whose mailing address is 824 Roosevelt Trl 166, Windham, ME 04062, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said GEP Investments, Inc., its successors and assigns forever.

A certain lot or parcel of land situated in the Town of Cape Elizabeth, County of Cumberland, State of Maine, bounded and described as follows:

FOR PROPERTY DESCRIPTION SEE "EXHIBIT A" ATTACHED HERETO

That U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, is acting pursuant to a Judgment of Foreclosure and Sale entered on February 25, 2025, in the Maine Superior Court, Division of Portland, Maine, Docket

No. PORSC-RE-2023-0082. A true attested copy of the Judgment of Foreclosure and Sale to be recorded, with the Cumberland County Registry of Deeds.

That U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, caused a Notice of Public Sale to be published on June 10, 2025, June 17, 2025, and June 24, 2025, in the Portland Press Herald, a newspaper of general circulation in Cumberland County.

That U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, caused the sale to occur on July 17, 2025, with GEP Investments, Inc. being the successful bidder. Grantor does hereby assign to Grantee, as high bidder at the public foreclosure sale, all rights and interests of Grantor. This deed is given in conformance therewith.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging to the said GEP Investments, Inc., its successors and assigns forever.

IN WITNESS WHEREOF, Selene Finance, L.P. as attorney-in-fact for the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, has caused this instrument to be signed in its corporate name its Attorney-in-Fact Selene Finance, L.P. by MICHAEL JACKSON, its DOCUMENT EXECUTION SPECIALIST thereunto duly authorized, this 4 day of August, 2025.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by its Attorney-in-Fact Selene Finance, L.P.*

By: _____

Name: MICHAEL JACKSON

Its: DOCUMENT EXECUTION SPECIALIST

*See Limited Power of Attorney to be recorded with the _____ County Registry of Deeds.

STATE OF TEXAS

COUNTY OF DALLAS

In DALLAS, TEXAS, on the day of August 4, 2025, before me personally appeared MICHAEL JACKSON, the Document Execution Specialist of Selene Finance, L.P. as attorney-in-fact for the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed, and the free act and deed of Selene Finance, L.P. as attorney-in-fact for the said U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust.

STANLEY ROGERS, JR.
Notary Public, State of Texas
Comm. Expires 02-23-2027
Notary ID 134216864

Notary Public

Printed Name: Stanley Rogers Jr.

My Commission Expires: FEB 23 2027

Document Type: Foreclosure Quitclaim Deed
Mortgagor(s): Troy A. Ellsmore
Property Address: 3 Pheasant Hill Road, Cape Elizabeth, ME 04107

B&S File No.: 23-14622 FC01

DOC :12432 BK:42154 PG:172
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
04/02/2026, 11:12:06A
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

Property Address: 3 Pheasant Hill Rd, Cape Elizabeth, ME 04107

A certain lot or parcel of land in the Town of Cape Elizabeth, County of Cumberland and State of Maine, on the southerly side of Pheasant Hill Road, being lot numbered 10 as delineated on a Plan entitled "Purpoodock Club, Purpoodock Heights", dated November 24, 1961, prepared by Dale E. Caruthers, C.E. and recorded in Cumberland County Registry of Deeds, Plan Book 61, Page 37, to which Plan reference is hereby made for a more particular description.

Meaning and intending to describe and mortgage the same premises conveyed to the mortgagor(s) by deed recorded in the Cumberland County Registry of Deeds in Book 11915 at Page 12.