Docusign Envelope ID: 49220116-B178-89F5-81FB-43BC32A88857

MAINE REAL ESTATE TAX-Paid

TRUSTEE'S DEED
Maine Statutory Short Form

DLN: 3981258

KNOW ALL BY THESE PRESENTS, That **We, Anthony Walton, whose mailing address is 97 Warwick Road Newton, MA 02465** and **Deborah Murphy, whose mailing address is 313 Essex Streer, Hamilton, MA 01982, Co-Trustees of the Anthony Walton and Deborah Murphy Trust for the Benefit of Maren Murphy Walton dated November 14, 2022**, by the power conferred by law, and every other power, and for consideration paid, grant to **Frosty's RE, LLC**, a Maine Limited Liability Company, **whose mailing address is 61 Friendship Street, Brunswick, ME 04011**, with **WARRANTY Covenants**, all of the right, title and interest vested in the trust in and to the real property in the **Town of Brunswick, County of Cumberland and State of Maine,** more particularly described as follows:

A certain lot or parcel of land, together with any buildings thereon, situated on the northwesterly side of Raymond Road, in Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

Starting on the northwesterly side of Raymond Road at the southeasterly corner of land now or formerly of David P. and Helen B. Boynton; thence northwesterly along the land of said Boynton and land now or formerly of William Y. and Gail K. Oh 875 feet; thence easterly at an angle of 90° from the aforementioned line 250 feet; thence southeasterly parallel to the first mentioned boundary line 875 feet, more or less, to the northwesterly side of the Raymond Road; thence westerly along the northwesterly side of Raymond Road 250 feet to the point of beginning.

Meaning and intending to convey and conveying the real property described in a deed to Anthony Walton and Deborah Murphy, Trustees of the Anthony Walton and Deborah Murphy Trust for the Benefit of Maren Murphy Walton dated November 14, 2022 dated December 2, 2022 and recorded with the Cumberland County Registry of Deeds in Book 39903, Page 61.

Certification of Trust

Pursuant to 18-B MRSA §1013, now comes, Anthony Walton and Deborah Murphy, Co-Trustees of the Anthony Walton and Deborah Murphy Trust for the Benefit of Maren Murphy Walton dated November 14, 2022, hereinafter "Trust", and under oath, certifies the following as true:

1. The Trust was executed and remains in full force and effect and has not been revoked, terminated, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect;
2. We are the current Co-Trustees in charge of said Trust;

DS
SO

Docusign Envelope ID: 49220116-B178-89F5-81FB-43BC32A88857

3. Under the terms of the Trust, we are vested with the full power and authority to transact all business related to Trust property;
4. In particular, we are authorized under the terms of the Trust to execute and deliver this Deed in the Town of Brunswick, County of Cumberland and State of ME and to direct disposition of sale proceeds, and to authorize an agent to act on our behalf during the closing if we so choose.

Witness my hand and seal this 26th day of June, 2026.

Witness:

Anthony Walton and Deborah Murphy Trust
for the Benefit of Maren Murphy Walton

By: Deborah Murphy, its Co-Trustee

STATE OF Maine
COUNTY OF Cumberland, ss. June 26, 2026

Personally appeared on the above date, the above-named Deborah Murphy, Co-Trustee of the Anthony Walton and Deborah Murphy Trust for the Benefit of Maren Murphy Walton and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Notary Public/Attorney at Law
Print name: Kevin J. Bergeron
Exp: Maine Bar #006477

DS
SO

Docusign Envelope ID: 49220116-B178-89F5-81FB-43BC32A88857

DOC #27161 BK:42369 PG:258
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/01/2026, 01:02:43P
Register of Deeds Jessica M. Spaulding E-RECORDED

Witness my hand and seal this 22nd day of June, 2026.

Witness:

Tena T. Robinson

Anthony Walton and Deborah Murphy Trust
for the Benefit of Maren Murphy Walton

By: Anthony Walton, its Co-Trustee

STATE/COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex

June 22, 2026

Personally appeared on the above date, the above-named Anthony Walton, Co-Trustee of the Anthony Walton and Deborah Murphy Trust for the Benefit of Maren Murphy Walton and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

TENA T. ROBINSON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 14, 2032

Tena T. Robinson
Notary Public/Attorney at Law
Print name: Tena T. Robinson
Exp: 5/14/2032

DS
So