

(DLN): 3574499

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS THAT, GERALD J. MOVELLE, a North Carolina resident having a mailing address of 106 South Glenwood Trail, Southern Pines, North Carolina 28387, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby **GRANTS** unto **ALEXANDER S. BAILEY** and **COREY J. BAILEY**, both Maine residents having a mailing address of 58 Longley Road, Westbrook, Maine 04092, their personal representatives, heirs, and assigns, with **QUITCLAIM COVENANT**, a certain lot or parcel of real property situated in the Town of Raymond, County of Cumberland and State of Maine bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey a portion of the premises conveyed by Ann T. Robinson by virtue of quitclaim deed to Gerald J. Movelle and Ann T. Robinson, as joint tenants, dated July 11, 2023 and recorded in the Cumberland County Registry of Deeds in Book 40261, Page 85.

Ann T. Robinson died February 10, 2026, leaving Gerald Movelle as sole surviving joint tenant.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

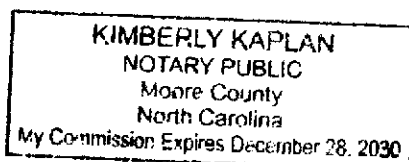
IN WITNESS WHEREOF, the undersigned has set their hands and seals this 20th day of February, 2026.

Carol L. Larson
WITNESS

Gerald J. Movelle
Gerald Movelle

STATE OF North Carolina
COUNTY OF Moore, ss.

Personally appeared before me on this 20 day of February, 2026 the above-named Gerald Movelle and acknowledged the foregoing instrument to be his free act and deed.



Kimberly Kaplan
Notary Public/Attorney At Law
Kimberly Kaplan
Print Name/Commission Expiration

EXHIBIT A

A certain lot or parcel of land situated on the westerly side of and adjacent to Webbs Mills Road in the Town of Raymond, County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Commencing at the southeast corner of orchard in front of David McLellan's house on road leading from Webb Mills to East Raymond and extending in a Westerly direction on stone wall eleven (11) rods and seventeen (17) links to wall running in a Southerly direction; thence on said stone wall in a southerly direction twenty-eight (28) rods to a pine tree standing beside said wall; thence in westerly direction on wire fence thirty-three (33) rods to a white oak tree to which said wire is fastened; thence southwesterly nearly to a pine tree standing on line between said farm and I.D. Jordan's land two (2) rods and fourteen (14) links northeast from end of stone wall on said line; thence southwesterly on said stone wall to land of Roscoe M. Witham; thence northwesterly on line of said Witham's land to land of said I.D. Jordan; thence northeasterly on line of said Jordan and land of Carrie McLellan to said road; thence southerly on said road to the first mentioned point.

Excepting a twenty-four (24) acre parcel bounded and described as follows:

A certain parcel of land situated on the westerly side of Route #85 in the Town of Raymond, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a point marked by a capped 5/8" rebar set on the westerly sideline of Route #85 at the remaining land now or formerly of Ann Robinson, said point is located 810 feet northerly along the westerly line of said Route #85, from the land now or formerly of McLellan;

Thence from said point of beginning and by the remaining land of Ann Robinson for the following described courses and distances:

Thence S 74°-08'-17" W, 190.54 feet to a capped 5/8" rebar set in the line of an orchard fence;

Thence S 17°-29'-22" E, along the orchard fence line, 93.53 feet to a capped 5/8" rebar set in a stonewall;

Thence S 51°-52'-58" W, along the stonewall to a capped 5/8" rebar set at the intersection of two stonewalls;

Thence N 55°-11'-50" W, continuing by the remaining land of Ann Robinson, 1,040.07 feet to a capped 5/8" rebar set in a stonewall at the land now or formerly of Fred Huntress;

Thence in a northeasterly direction along the meandering stonewall and by the land of Huntress, 1,563 feet to a capped 5/8" rebar set on the westerly sideline of Route #85;

Thence S 00°-52'-23" W, along the westerly sideline of Route #85, 832.98 feet to the capped 5/8" rebar set at the remaining land of Ann Robinson, and the point of beginning;

Meaning and intending to describe a 24 acre parcel of land being a portion of the premises inherited by Ann Robinson and Martha Morrison, the heirs of Arthur A. and Ruth Robinson.

Also excepting an approximately fifteen (15) acre parcel bounded and described as follows:

Commencing on the northerly point of land now owned by Ann T. Robinson and Gerald Movelle and along the westerly side of Webbs Mills Road;

Thence S 14°25'10" E a distance of 539.74 feet to a point;

Thence S 68°27'11" W a distance of 795.1 feet to a point;

Thence N 89°50'35" W a distance of 927.86 feet to a point;

Thence N 9°49'37" E a distance of 397.67 feet to a point;

Thence N 88°31'19" E a distance of 1035.49 feet to a point;

Thence N 47°27'5" E a distance of 373.61 feet to a point;

Thence N 16°48'7" W a distance of 93.74 feet to a point;

Thence N 74°13'45" E a distance of 188.91 feet to the point of beginning.

The premises are conveyed together with a certain easement for the purposes of ingress and egress, installation, repair, and replacement of underground utilities and a driveway over remaining land of Grantor. The easement is granted over the existing driveway now used by the Grantor, then extending southwesterly from said driveway in a location mutually acceptable to Grantor and Grantee, generally southerly of Grantor's current residence. The easement shall be no greater than thirty (30) feet in width. Grantor and Grantee shall equally share the costs of the maintenance, repair, replacement and plowing of the easement area up to the point of any new driveway installed by Grantee. Grantee shall be responsible for all costs related to the driveway and easement area beyond the point of the original driveway.