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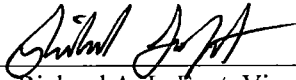
**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **BUNCHBERRY MAINE PROPERTIES, LLC**, a Limited Liability Company organized and operating under the laws of Texas, with a mailing address of 2001 Kirby Drive, Suite #1200, Houston, Texas 77019-6081, for consideration paid, GRANTS to **LITTLE DUCK POND FOREST, LLC**, a Limited Liability Company organized and operating under the laws of Maine, with a mailing address of P.O. Box 296, Anson, Maine 04911, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in the Town of Ellsworth, County of Hancock, State of Maine, and being more particularly bounded and described on Exhibit "A" attached hereto.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 23 day of July, 2021.

**BUNCHBERRY MAINE PROPERTIES, LLC**

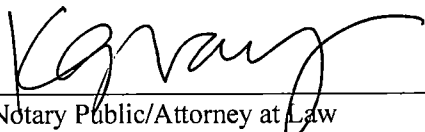
  
By: Richard A. LaFont, Vice President of  
Sentinel Trust Company  
Its: Manager

State of Texas  
County of Harris

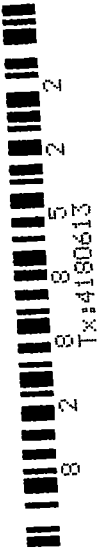
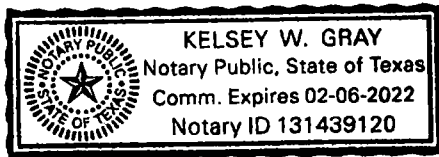
July 23, 2021

Then personally appeared the above named Richard A. LaFont, in his capacity as Vice-President of Sentinel Trust Company, Manager of Bunchberry Maine Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public/Attorney at Law

Kelsey Gray  
Type or Print Name of Official



**EXHIBIT "A"**

**Bunchberry Maine Properties, LLC to  
Little Duck Pond Forest, LLC**

**PARCEL ONE:** "A certain lot or parcel of land, situated in Ellsworth, Hancock County, Maine, bounded and described as follows, to wit:

Lots numbered 6 and 7 according to plan entitled 'Green Lake Acres, Forestry Lots, Boggy Brook Rd., Ellsworth, Maine' dated June 15, 1987, prepared for Herbert Jordan by Herrick & Salsbury, Inc. Land Surveyors, Ellsworth, Maine 04605, recorded in the Hancock County, Maine, Registry of Deeds Plan File 21 – 10.

Further granting as appurtenant to the herein described premises an easement for a right of way for all purposes of a way for ingress to and egress from said premises and for the transmission of electricity and voice communication over a fifty (50) foot right of way over existing traveled way running from the Nicolin Road, so-called, as shown on said plan recorded in Plan File 21 – 10."

SUBJECT TO an easement for the benefit of Herbert Jordan, his heirs and assigns, as appurtenant to land now or formerly owned by said Herbert Jordan, for a right of way for all purposes of a way and for the transmission of electricity and voice communication over those portions of two fifty (50) foot rights of way over existing traveled ways situated on the hereindescribed premises as shown on said plan recorded in Plan File 21 – 10.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Bunchberry Maine Properties, LLC by deed from David A. Bristol and Barbara F. Bristol dated September 9, 2014 and recorded in the Hancock County Registry of Deeds in Book 6332, Page 165, said premises being more particularly described in said deed as PARCEL #2."

**PARCEL TWO:** "A certain lot or parcel of land, situated in Ellsworth, Hancock County, Maine, and being more particularly described as follows, to wit:

Lot numbered 5 according to plan entitled 'Green Lake Acres, Forestry Lots, Boggy Brook Rd., Ellsworth, Maine' dated June 15, 1987, prepared for Herbert Jordan by Herrick & Salsbury, Inc. Land Surveyors, Ellsworth, Maine 04605, recorded in the Hancock County, Maine, Registry of Deeds Plan File 21 – 10.

Further granting as appurtenant to the herein described premises an easement for a right of way for all purposes of a way for ingress to egress from said premises and for the transmission of electricity and voice communication over a fifty (50) foot right of way over existing traveled way running from the Nicolin

Road, so-called, as shown on said plan recorded in Plan File 21-10, and also over an additional fifty (50) foot right of way over existing travelled way running from said previously referred to fifty (50)-foot right of way in a generally easterly direction to said premises as shown on said plan recorded in Plan File 21-10.”

SUBJECT TO an easement for the benefit of Herbert Jordan, his heirs and assigns, as appurtenant to land now or formerly owned by said Herbert Jordan, for a right of way for all purposes of a way and for the transmission of electricity and voice communication over those portions of two fifty-(50) foot rights of way over existing traveled ways situated on the hereindescribed premises as shown on said plan recorded in Plan File 21 – 10.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

Meaning and intending to convey and hereby conveying all and the same premises conveyed to Bunchberry Maine Properties, LLC by deed from David A. Bristol, Jr. dated September 9, 2014 and recorded in the Hancock County Registry of Deeds in Book 6332, Page 174.

HANCOCK COUNTY

③ e/ Corson + Blaisdell