

TRUSTEE'S DEED

DLN: 2955886

KNOW ALL PERSONS BY THESE PRESENTS, that **ROMMA SOUTHWICK, TRUSTEE OF EAST COAST TRUST**, u/d/t dated **September 28, 1964**, of Waban, Middlesex County, Massachusetts, and pursuant to the terms of the Trust and by the power conferred by law, and every other power, for consideration paid, grants to **Richard D. Bulman**, with a mailing address of 68 W 11th Street #3., New York, NY 10011, the following described real property situated in Falmouth, County of Cumberland and State of Maine and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

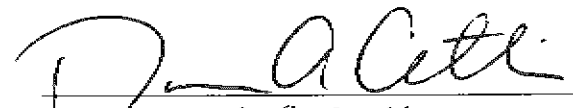
IN WITNESS WHEREOF, Romma Southwick, in her capacity as Trustee of East Coast Trust, has executed this instrument this 23rd day July of 2025.


Witness - DANA A CETLIN


Romma Southwick, Trustee of East Coast Trust u/d/t
dated September 28, 1964

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX, ss. JULY 23, 2025

Then personally appeared the above named Romma Southwick, Trustee of East Coast Trust, and acknowledged the foregoing instrument to be her free act and deed in her said capacity as Trustee.

Before me, 
Printed Name: DANA A CETLIN
Notary Public
My Commission Expires: 1/9/26

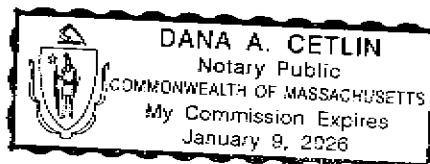


EXHIBIT A**Parcel 1**

A certain lot or parcel of land with any buildings thereon, situated in that part of the Town of Falmouth, County of Cumberland and State of Maine, known as Falmouth Foreside and in a particular tract of land know as Falmouth Gardens, plan thereof being duly recorded in Plan Book 14, Page 81 of the Cumberland County Registry of Deeds.

The said parcel of land herein conveyed is lot 59 as found on the plan of Falmouth Gardens, recorded in Plan Book 14, Page 81 in the Cumberland County Registry of Deeds.

Meaning and intending to convey and hereby conveying the same premises conveyed to Eva B. Southwick by deed of Helen E. Naylor recorded in said Cumberland County Registry of Deeds in Book 2246, Page 199.

Parcel 2

Two certain lots or parcels of land with any buildings thereon, situated in the Town of Falmouth, County of Cumberland and State of Maine, the same being lots numbered sixty (60) and sixty-one (61) as shown on a plan of Falmouth Gardens, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 81. Said lots lie on the easterly side of Greenway Drive and measure fifty (50) feet each on said Greenway Drive, lot number sixty (60) having a depth of one hundred eighty-three and 62/100 (183.62) feet on its northeasterly side and lot number sixty-one (61) a depth of one hundred fifty-three and 81/100 (153.81) feet on its southeasterly side.

Meaning and intending to convey and hereby conveying the same premises conveyed to Eva Berry Southwick by deed of Helen E. Naylor recorded in said Cumberland County Registry of Deeds in Book 2890, Page 528.

Parcel 3

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

Beginning at the most northeasterly corner of Lot No. sixty-three (63) as shown on Plan of Falmouth Gardens, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 81, now owned by B. C. Reed; thence running northeasterly in a straight line by the southeasterly side line of said Lot Numbered sixty-three (63) produced about three hundred (300) feet to land now or formerly of John A. Whitney and an iron pipe driven in the ground; thence turning to the left by an included angle of ninety-three (93°) degrees forty-four (44) minutes and running northwesterly, one hundred sixty-five and 35/100 (165.35) feet to an iron pipe driven in the ground and to land now or formerly of George E. Mitchell; thence turning to the left by an included angle of ninety-two degrees and thirty-three minutes (92° 33') and running southwesterly by land now or formerly of George E. Mitchell, one hundred eighty-three and 44/100 (183.44) feet to an iron pipe driven in the

ground; thence turning to the right by an included angle of two hundred fourteen degrees and forty-seven minutes ($214^{\circ} 47'$) and running northwesterly by land of said George E. Mitchell, ten and $\frac{3}{10}$ (10.3) feet to a stone monument and to land now or formerly of John A. Whitney; thence turning to the left by an included angle of one hundred thirty-nine and $\frac{07}{100}$ ($139^{\circ} 07'$) and running northwesterly by land now or formerly of John A. Whitney, seventy-two and $\frac{58}{100}$ (72.58) feet to a point at the high water mark and to the most northeasterly corner of lot numbered fifty-nine (59) of said Falmouth Gardens; thence turning to the left by an included angle of sixty-five degrees and forty-three minutes ($65^{\circ} 43'$) and running southeasterly by the northeasterly or rear side lines of lots numbered fifty-nine (59), sixty (60), sixty-one (61), sixty-two (62) and sixty-three (63) of said Falmouth Gardens, two hundred forty-four and $\frac{5}{10}$ (244.5) feet to an iron pipe driven in the ground; thence turning to the left by an included angle of one hundred fifty-six degrees and thirty minutes ($156^{\circ} 30'$) and running southeasterly, five and $\frac{87}{100}$ (5.87) feet to an iron pipe driven in the ground and to the point of beginning, containing one and two tenths (1.2) acres, more or less.

Meaning and intending to convey and hereby conveying the same premises conveyed to Eva Berry Southwick by deed of Helen E. Naylor recorded in said Cumberland County Registry of Deeds in Book 2890, Page 553.