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QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS THAT, I, RACHEL L. BURTON of Bradford, Maine, for consideration paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to BRIAN J. CLEAVES, with a mailing address of 405 East Rd, Bradford, ME 04410, all of my right, title and interest (being a one-half interest as a joint tenant) in and to certain lots or parcels of land, together with the buildings and improvements thereon, situated in the Town of Bradford, County of Penobscot, and State of Maine, being more particularly described as follows:

Certain lots or parcels of land together with the buildings and improvements thereon, situated in the Town of Bradford, County of Penobscot, and State of Maine, and being the same premises described in a deed from George V. Greene, Jr., to Brian J. Cleaves and Rachel L. Burton, as joint tenants, which deed is dated August 10, 2018, and recorded in the Cumberland County Registry of Deeds in Book 14902, Page 223.

IN WITNESS WHEREOF, I, RACHEL L. BURTON, have hereunto set my hand and seal this 11th day of September, 2024.

new 11-September RB  
SIGNED, SEALED and DELIVERED new

In the presence of

Mary McKus  
Witness RB  
Penobscot new  
COUNTY OF GUMBERLAND  
STATE OF MAINE, ss:

Rachel L. Burton (L.S.)  
Rachel L. Burton

On this 11th day of September, 2024, personally appeared the above named Rachel L. Burton and acknowledged the foregoing instrument to be her free act and deed.

NICHOLE WHILDEN  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
March 21, 2029

N E N  
Notary Public

THE SPACE BELOW IS RESERVED FOR RECORDING

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(Seal of Court)

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**PENOBSCOT COUNTY PROBATE COURT**

DOCKET NO. **2025-0482**

Estate of **BRIAN JAMES CLEAVES**  
Decedent

CERTIFICATE AND ABSTRACT<sup>1</sup>

To the Register of Deeds of **PENOBSCOT** County.

An Estate has been opened in this Court for the above-named Decedent. The following facts apply to this Estate according to the probated Will or the Petition or Application upon which an appointment was made or both.

Date of Decedent's death: 4/5/2025

1. Did Decedent leave a Will? ☐ YES ☒ NO
2. If item one is YES, Will was probated: ☐ FORMALLY ☒ INFORMALLY
3. If item one is YES, date of most recent probate of this Will was: \_\_\_\_\_
4. If item 2 is answered FORMALLY, was there a previous informal probate of the same Will? ☐ YES ☐ NO
5. If the Will was previously probated informally, was that informal probate certified to the Register of Deeds of the County to which this certificate is directed? ☐ YES ☐ NO
6. Has a Petition for Elective Share been filed? (If YES, attach copy) ☐ YES ☒ NO
7. Has a Personal Representative been appointed? ☒ YES ☐ NO
8. If item 7 is YES, date of appointment was: May 15, 2025
9. If item 7 is YES, appointment was ☐ FORMAL ☒ INFORMAL
10. If item 7 is YES, give name and address of Personal Representative.

**DAVID CLEAVES  
15 BURNHAM WOODS CIR  
SCARBOROUGH, ME 04074**

and

**JENNIFER AYER  
1278 WEST ROAD  
LITCHFIELD, ME 04350**

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11. Insert here a true copy of so much of the Decedent's Will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the Will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which the Decedent owned real estate.

**BRADFORD, PENOBSOT COUNTY**

12. Following is a list of Heirs or of all persons who are or may be Devisees of real estate. (List heirs only when there is no probated Will. If there is a probated Will, list Devisees of real estate.)

**DAVID CLEAVES**

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13. I certify that the foregoing statements are accurate so far as they may be determined from the Will or the  
Petition or Application upon which the appointment was made.  
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Dated: 5/15/2025

**SARAH B. COBURN, ESQ.**  
**5 MILK STREET, SUITE 320**  
**PORTLAND, ME 04101**

  
Hilari K. Simmons, Register of Probate

Certified a true copy  
1 18-C M.R.S. § 1-504

MARP

**Susan F. Bulay, Register**  
**Penobscot County, Maine**