

DLN: 2959377

DEED

RONALD P. BEAULIEU and **MONICA D. BEAULIEU**, both of Old Orchard Beach, County of York, and State of Maine, for consideration paid, grant, convey and forever quitclaim to **MICHELLE BEAULIEU**, sole Trustee, or her successors in trust, under the **BEAULIEU FAMILY REALTY TRUST dated June 23, 2025**, c/o of Old Orchard Beach, County of York, and State of Maine, with quitclaim covenant, a certain lot or parcel of land situated in the Town of Old Orchard Beach, County of York, and State of Maine, more particularly bounded and described as follows:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

THIS Deed has been prepared without the benefit of a title examination. Grantor and Grantee acknowledge that no title examination has been performed, which may or may not disclose the status of title, reveal possible liens, clouds on title, or other matters normally disclosed by a title examination, including the possibility of another person having an interest in the property conveyed herein. Grantor and Grantee acknowledge the risks and have elected not to have an examination of this title, thereby releasing the preparer of this Deed from any and all loss, claim, demand, or liability resulting from a condition of title which may have otherwise been disclosed by a title examination.

IN WITNESS our hands and seals this 23rd day of June 2025.

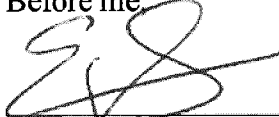

RONALD P. BEAULIEU


MONICA D. BEAULIEU

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Personally appeared before me RONALD P. BEAULIEU and MONICA D. BEAULIEU and acknowledged the foregoing instrument to be their free act and deed on June 23, 2025.

Before me



STELLA SANTUCCI, Notary Public
My commission expires: July 23, 2025

STELLA SANTUCCI
NOTARY PUBLIC
State of Maine
My Commission Expires
July 23, 2025

No Transfer Tax

EXHIBIT A
(83 Wild Dunes Way, Old Orchard Beach)

A certain lot or Unit Site located on Wild Dunes Way, so-called, in the Town of Old Orchard Beach, County of York and State of Maine, and being Lot 4, as shown on the plan entitled "Amended Subdivision Plan, Reallocation of 5 Section B Units to Section H" dated April, 2009 recorded in the York Registry of Deeds in Plan Book 340, Page 24 to which Plan reference may be had for a more particular description.

The above described lot is also conveyed subject to the Declaration of Restrictive Covenants for WDW Community Association, Old Orchard Beach, Maine and Declaration and Agreement Establishing Private Sewer Facilities Charges annexed thereto as Exhibit B, dated June 30, 2009, recorded in the York County Registry of Deeds in Book 15668, Page 536, as amended by Amendment to Declaration of Restrictive Covenants for WDW Community Association dated July 14, 2009, recorded in the York Registry of Deeds in Book 15741, Page 134, and further amended by Second Amendment to Declaration of Restrictive Covenants for WDW Community Association dated November 6, 2009, recorded in the York Registry of Deeds in Book 15788, Page 494.

The above described premises are also conveyed subject to or with the benefit of the following:

1. Terms, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Dunegrass Community Association, Inc., dated January 16, 1989, executed by Sealand Development Company, Inc. and recorded in the York Registry of Deeds in Book 5083, Page 43.
2. A perpetual right and easement in common with others for purposes of ingress, egress and access, including, without limitation, pedestrians and any and all motor vehicles, over and across Long Cove Drive, Oakmont Drive and Wild Dunes Way, now existing or hereafter constructed on or about the premises as further depicted on plan entitled "Dunegrass Site Plan, Old Orchard Beach, Maine prepared for Sealand Development Corp.," dated October 27, 1987, as amended, recorded in the York Registry of Deeds in Plan Book 170, Pages 28-30 or as they may be relocated hereafter; subject however, to the rights of others to use the said roads, ways and easements areas and Open Space as shown on the said Plan.
3. All matters depicted on Plan showing standard boundary survey made for Sealand Development Company, Old Orchard Beach dated February 16, 1987, as revised most recently on March 30, 1988, prepared by Dow & Coulombe, Inc., Land Surveyors and Planners, and recorded in said Registry of Deeds at Plan Book 166, Page 50, as revised at Plan Book 167, Page 41.
4. Those matters set forth on the "Dunegrass Site Plan" approved by the Town of Old Orchard Beach Planning Board on July 14, 1988 and recorded in said Registry of Deeds in Plan Book 170, Pages 28, 29 and 30, provided, however, that the foregoing reference to said Site Plan and the similar reference thereto set forth in the Declaration and in the Declaration of Covenants, Conditions and Restrictions for Dunegrass Community Association, Inc. (The "DCCR") shall not be deemed to establish any right to use the common facilities, golf course, recreational improvements, road and ways as shown thereon except as expressly set forth in the Declaration or in the DCCR. Subject to the terms of the DCCR and the

terms of the foregoing approvals received from the Town of Old Orchard Beach and the Maine Department of Environmental Protection, the DECLARANT EXPRESSLY RESERVES THE RIGHT IN ITS DISCRETION TO VARY SUCH ROADS, BUILDINGS, UNITS, HOUSING TYPES, FAIRWAYS, GOLF COURSE IMPROVEMENTS, COMMON AREAS AND THEIR LOCATIONS which do not constitute a part of the premises. All such future roads, units, housing types, buildings, improvements fairways, golf course improvements and common areas need not be consistent with the property in terms of the quality of construction, general architectural style and principal materials, and the Declarant may substitute construction materials and techniques of different or unequal quality.

5. Terms, conditions and restrictions set forth in a Site Location Order issued by the Maine Department of Environmental Protection dated July 5, 1988, and recorded in the York Registry of Deeds in Book 5083, Page 219 as the same has been amended or modified from time to time.
6. Terms, conditions and restrictions set forth in a Declaration of Conditions by and between Sealand Development Company and Town of Old Orchard Beach, Maine, dated July 14, 1988 and recorded in the York Registry of Deeds in Book 5083, Page 216.
7. Those matters shown and depicted on the plan entitled "Amended Subdivision Plan, Reallocation of 5 Section B Units to Section H" dated April, 2009, recorded in the York Registry of Deeds in Plan Book 340, Page 24.

Meaning and intending to convey the same premises conveyed to Ronald P. Beaulieu and Monica D. Beaulieu by deed dated April 3, 2025, and recorded in the York County Registry of Deeds in Book 19649, Page 480, on May 2, 2025.