MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)
DLN: 3229583

WILBUR'S WOODS, LLC, a Maine limited liability company with a mailing address of 30 Exchange Street, Suite 3, Portland, Maine 04101, hereby grants to **JAMES D. NORTHROP**, an individual with a mailing address of 34 Wilburs Way Unit 11, Brunswick, ME 04011, with QUITCLAIM COVENANT, certain premises located in Brunswick, Cumberland County, Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Being a portion of the same premises conveyed by deed from Churchill, LLC to Wilbur's Woods, LLC dated December 11, 2023 and recorded in the Cumberland County Registry of Deeds in Book 40518, Page 107.

IN WITNESS WHEREOF, Wilbur's Woods, LLC has caused this instrument to be executed by Nathaniel Green, Manager of Nasson Management Member, LLC, its Manager, as of the 20 day of October, 2025.

WILBUR'S WOODS, LLC
By: Nasson Management Member, LLC
Its: Manager

By: _____
Nathaniel Green
Its: Manager

_____
Witness

STATE OF MAINE
COUNTY OF Cumberland, ss.

October 20, 2025

Then personally appeared the above-named Nathaniel Green, Manager of Nasson Management Member, LLC, Manager of Wilbur's Woods, LLC and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of said entity.

Before me,

_____
Notary Public
Printed Name: Jessica L Keaney
My Commission Expires: 04/26/2028

JESSICA L. KEANEY NOTARY PUBLIC STATE OF MAINE EXP. 04/26/2028

EXHIBIT A

Unit No. 11 of the Wilbur's Woods Homeowners Condominium (the "Unit"), a condominium situated at or near Wilbur's Way in the Town of Brunswick, Cumberland County, State of Maine, and being within Unit A of the Wilbur's Woods Master Condominium located on McKeen Street as described in the Amended and Restated Declaration of the Wilbur's Woods Master Condominium dated October 2, 2025, and recorded in the Cumberland County Registry of Deeds (the "Registry") in Book 41776, Page 247 (as may be amended from time to time, the "Master Declaration"), and depicted on the Amended and Restated Condominium Plat of the Wilbur's Woods Master Condominium dated October 2, 2025, and recorded in Plan Book 224, Pages 341 through 343 (as may be amended from time to time, the "Master Plat"), created pursuant to a certain Declaration of Wilbur's Woods Homeowners Condominium dated October 7, 2025 and recorded in the Registry in Book 41777, Page 112, as the same may be amended from time to time (the "Declaration") under the Maine Condominium Act of the Maine Revised Statutes, as amended, Title 33, Chapter 31 et. seq., said Unit being depicted on (i) the plats entitled "Plat of Wilbur's Woods Homeowners Condominium" prepared by Sitelines, PA, dated October 2, 2025 and recorded in the Registry in Plan Book 225, Pages 344 through 346 (the "Plats") and (ii) the plans entitled "Condominium Unit Plans – Wilbur's Woods Homeowners Condominium" prepared by Hay Runner Rockport Design & Construction, LLC, dated September 26, 2025 and recorded in the Registry in Book 225, Pages 347 through 349 (the "Plans", and, together with the Plats, the "Plats and Plans").

Said Unit is conveyed together with:

a. Its respective allocated undivided percentage interest in the Common Elements of the Condominium as set in the Declaration.

b. Its respective rights to the Limited Common Elements as set forth in the Declaration and shown on the Plats and Plans; and

c. All rights and easements as described in the Declaration.

Said Unit is conveyed subject to and with the benefit of:

a. The Maine Department of Environmental Protection Stormwater Management Law Findings of Fact and Order Number L-30630-NJ-A-N, dated July 2, 2024 and recorded at the Registry in Book 40872, Page 278, as may be amended from time to time.

b. All terms, easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration, on the Plats and Plans, and as set forth in the related Bylaws of Wilbur's Woods Homeowners Condominium Association, as the same may be amended from time to time, all of which shall constitute covenants running with the land and shall bind any person or entity having at any time any interest or estate in said Unit.

c. All terms, easements, covenants, obligations, conditions, restrictions, reservations and encumbrances of the Wilbur's Woods Master Condominium of which the Wilbur's Woods Homeowners Condominium is a sub-condominium that are contained in or referred to in the Master Declaration, depicted on the Master Plat, and as set forth in the related Bylaws of Wilbur's Woods Master Condominium Association, all of which may be amended from time to time, and which shall constitute covenants running with the land and shall bind any person or entity having at any time any interest or estate in said Unit.

d. The provisions of the Maine Condominium Act, as that statute may be amended from time to time.

e. Any and all local, state or federal land use and zoning permits, approvals, orders, laws, ordinances or regulations now in effect or hereafter arising affecting the Wilbur's Woods Homeowners Condominium.