

**QUITCLAIM DEED WITHOUT COVENANTS**  
(Maine Statutory Short Form Deed, with Modifications)

LORRAINE L. DARLING, of Harpswell, Cumberland County, Maine, being married, for consideration paid, grants to:

LORRAINE L. DARLING and PETER E. DARLING, Trustees, or their successors in trust, under the LORRAINE L. DARLING LIVING TRUST, dated September 24, 2008, and any amendments thereto,

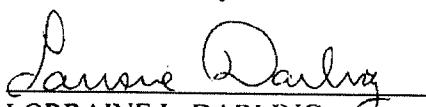
whose mailing address 105 Oakhurst Island Road, Harpswell, Maine 04079, the following described land in Topsham, Sagadahoc County, Maine:

All of the property conveyed to grantor by deed of MARGARET L. SMITH, Trustee under the CARROLL L. SMITH LIVING TRUST, dated June 2, 1998 and; MARGARET L. SMITH Trustee, under the MARGARET L. SMITH LIVING TRUST, dated June 2, 1998, dated December 10, 2008 and recorded in the Sagadahoc County Registry of Deeds in Deed Book 3039 at Page 92.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust and for the uses and purposes herein and in the trust agreement set forth. The conveyance to Grantee, as Trustee, is with full power and authority to Grantee(s), as Trustee(s), to sell, contract to sell and grant options to purchase the said property and any right, title, or interest therein on any part thereof for any other real or personal property upon any terms; to convey the property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on property or any part thereof from time to time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever in the property or any part thereof. No party dealing with the Trustee in relation to the said property in any manner whatsoever and (without limiting the foregoing) no party to whom the said property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged to see the application of any purchase money, rent or money borrowed or otherwise advanced on the property or to inquire into the authority, necessity or expediency of any act of the Trustee

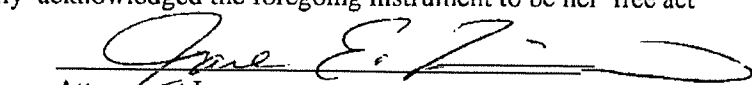
**This deed prepared without a Title search**

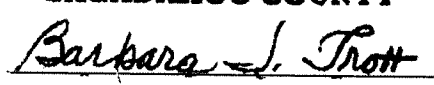
Witness my hand and seal this 20 day of APRIL, 2009

  
LORRAINE L. DARLING  
State of Maine  
County of Sagadahoc, ss.

Then personally appeared the above named LORRAINE L. DARLING this 20 day of April, 2009 and each individually acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Attorney at Law  
Jane E. Quirion, Esq.

**SAGADAHOC COUNTY**  
  
Register of Deeds

\*\*\*  
NOT A TRUE COPY  
OF THE ORIGINAL

DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Margaret L. Smith, of 52 Harpswell Road, Brunswick, Maine 04011, as Trustee of the **CARROLL L. SMITH LIVING TRUST**, dated June 2, 1998, and as Trustee of the **MARGARET L. SMITH LIVING TRUST**, dated June 2, 1998, in consideration of ONE DOLLAR no/100 (1.00) and other valuable consideration paid by **LORRAINE L. DARLING** of 26 Union Park, Topsham, Maine 04086, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY, unto said **LORRAINE L. DARLING** her heirs and assigns forever as follows:

All those certain lots or parcels of land, located at 116 and 118 Main Street, in the Town of Topsham, County of Sagadahoc and State of Maine, being more particularly described as follows:

All the remaining premises conveyed by deeds of Carroll L. Smith to Carroll L. Smith and Margaret L. Smith as Trustees of both the Carroll L. Smith Living Trust, dated June 2, 1998 and the Margaret L. Smith Living Trust, dated June 2, 1998, which deeds are recorded at Book 1582, Pages 191 and 195 in the Sagadahoc County Registry of Deeds.

Carroll L. Smith is deceased and Margaret L. Smith is now the sole trustee of the above named trusts.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **LORRAINE L. DARLING** her heirs and assigns, to their own use and behoof forever.

AND I DO COVENANT with the said grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that it is free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my successors shall and will WARRANT AND DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

TRANSFER TAX PAID

IN WITNESS WHEREOF, I, the said Margaret L. Smith, as Trustee of the **CARROLL L. SMITH LIVING TRUST**, dated June 2, 1998, and as Trustee of the **MARGARET L. SMITH LIVING TRUST**, dated June 2, 1998, have hereunto set my hand and seal this 10<sup>th</sup> day of December, 2008.

SIGNED, SEALED AND DELIVERED in the presence of

**CARROLL L. SMITH LIVING TRUST**,  
dated June 2, 1998

Mia. Clau

Margaret L. Smith  
Margaret L. Smith, Trustee

**MARGARET L. SMITH LIVING TRUST**,  
dated June 2, 1998

Mia. Clau

Margaret L. Smith  
Margaret L. Smith, Trustee

State of Maine  
County of Cumberland

December 10, 2008

Then personally appeared the above named Margaret L. Smith, as Trustee of the **CARROLL L. SMITH LIVING TRUST**, dated June 2, 1998, and as Trustee of the **MARGARET L. SMITH LIVING TRUST**, dated June 2, 1998, and acknowledged the foregoing instrument to be her free act and deed in her said capacities.

Before me

Stoddard L. Smith  
Notary Public / Attorney at Law

STODDARD L. SMITH  
NOTARY PUBLIC - STATE OF MAINE  
MY COMMISSION EXPIRES MAY 25, 2003

Darling Deed - 2. of 2.

**SAGadahoc COUNTY**

Barbara J. Trott

Register of Deeds