

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, THAT **John Carter**, whose address is 1157 Flatbush Road, Kingston, New York 12401, for consideration paid, grants to **Enzo Enterprises LLC**, with mailing address of 51 Tavern Hill Road, Windham, Maine 04062, with **WARRANTY COVENANT**, the real property situated in Windham in the County of Cumberland and State of Maine more particularly described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated on the westerly side of Tavern Hill Road, a private right of way, in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows to wit:

Beginning at a found 5/8" rebar on the apparent westerly sideline of the Tavern Hill Road, said rebar being the most easterly corner of land now or formerly of Gregory S. Hicks and Bonnie Hicks as recorded at the Cumberland County Registry of Deeds in Book 25300, Page 106; thence North 37° 31' 08" West along land now or formerly of Gregory S. Hicks and Bonnie Hicks, a distance of 815.88 feet, to a found 5/8" rebar capped PLS 1252; thence continuing northwest along land now or formerly of said Hicks, a distance of 304 feet more or less, to a point in a bog; thence North 55° 02' 53" East along land now or formerly of Linda C. Griffin and land now or formerly of Quentin W. Besch and Donna A. Besch, a distance of 290 feet, more or less, to a point in a bog; thence South 67° 13' 11" East through land of Grantor herein (Weston Legacy, LLC), a distance of 178.67 feet, to a set rebar; thence continuing South 67° 13' 11" East through land of Grantor herein, a distance of 312.34 feet, to a set rebar on the apparent westerly sideline of Tavern Hill Road; thence South 16° 15' 21" East along the apparent westerly sideline of said Road, a distance of 424.91 feet, to a point; thence South 05° 06' 20" West along the apparent westerly sideline of said Road, a distance of 93.12 feet, to a point; thence South 24° 35' 45" West along the apparent westerly sideline of said Road, a distance of 296.79 feet, to a point; thence South 02° 31' 35" East along the apparent westerly sideline of said Road, a distance of 93.66 feet, to the first mentioned 5/8" rebar, being the point of beginning.

The herein-conveyed parcel contains 9.4 acres, more or less. Bearings are referenced to magnetic north, 2017. All rebar set are 5/8 inch in diameter and topped with a plastic cap stamped "Kachnovich PLS 2395". Reference is further made to survey plan entitled "A portion of land of the Bill Weston Tree Farm Family Trust", dated August 2017 compiled by Kachnovich Land Surveying, Inc., 328 Main Street, Jay, Maine 04239.

This conveyance is made together with and subject to a right of way, in common with the Grantor and others who have or may be granted same, on, along, across, and over the private way known as Tavern Hill Road. Said easement is granted for purposes of ingress and/or egress by foot and/or vehicle, and for the installation and maintenance of utilities associated with residential use. The use of said easement is further subject to rights and easements granted to W. R. Rhea Associates, Inc., as described in easements recorded in said Registry in Book 26459, Page 159; Book 24967, Page 111 and Book 23402, Page 137. The fee interest in Tavern Hill Road is retained by the Grantor herein. The Grantor herein further reserves to the Grantor, or Grantor's successors and/or assigns, the right to further grant the use of said right of way, for any purposes to others. The Grantor herein further reserves to the Grantor, or Grantor's successors and/or assigns, the

right to attach to, extend and maintain within or near the bounds of the private way known as Tavern Hill Road any electrical, telephone or other utility services to benefit remaining land of the Grantor from any pole, pad or other connector or structure which may be installed by Grantee and which lies within or near the bounds of the private way known as Tavern Hill Road. The rights and easements set forth above are specifically limited to run within or near the bounds and along said Tavern Hill Road and do not convey any right of the Grantor to access, cross over or use the encumbered lot in any other location. Said reservation includes the right to enter upon the herein-conveyed premises for such purposes. The Grantor, for Grantor and Grantor's successor and/or assigns further reserves the right to grant easements to utility vendors for such purposes, and to further grant easements to others for use of said services. The Grantee, for Grantee and Grantee's heirs, successors and/or assigns, by acceptance of this deed agrees to and shall execute and deliver such easements or other documents as may be requested by a utility or service vendor to accomplish the purposes for which the Grantor has made these reservations.

Reference is made to title vested in John Carter by virtue of a Warranty Deed from Nicole A. Ross and Zachary M. Caron-Russell, dated July 17, 2020, and recorded in the Cumberland County Registry of Deeds in Book 36989, Page 229.

IN WITNESS WHEREOF, I have hereunto set my hand this 29 day of May 2026.

John Carter
John Carter

Received
Recorded Register of Deeds
Jun 11:2026 12:00:18P
Cumberland County
Jessica M. Spaulding

State of New York

County of Ulster

On this 29 day of May 2026, the person who has personally appeared before me, the above-named John Carter, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

[Signature]

Notary Public / Attorney at Law

Print Name: Nicola Altomare

My commission expires: 3/17/2027

