



In Witness Whereof, I, JEAN SIMMONS as sole member of PUFFIN'S NEST DAMARISCOTTA, LLC, have hereunto set my hand and seal this 8th day of April, 2026.

Signed, Sealed and Delivered  
In Presence of

Jean Simmons  
PUFFIN'S NEST DAMARISCOTTA, LLC  
BY: JEAN SIMMONS, MEMBER

State of Maine  
County of Knox, ss

APRIL 8, 2026

Then personally appeared the above named Jean Simmons as the Sole Member of PUFFIN'S NEST DAMARISCOTTA, LLC and acknowledged the foregoing instrument to be her free act and deed, in her said capacity.

Before me,

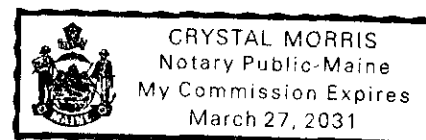
A

Attorney at Law/Notary Public

Crystal Morris

Printed or typed name

My commission expires:



SEAL

**SCHEDULE A**

a certain lot or parcel of land with the buildings thereon situated in Rockland, Knox County, Maine, bounded and described as follows:

FIRST: Beginning at the northeasterly corner of the house lot formerly owned and occupied by Charles Clark at stake and stones of Main Street; thence N. 82° W. by said Clark lot 70 feet to stake and stones; thence northwesterly and parallel with said street 40 feet to stake and stones at land formerly of George Lindsey; thence S. 82° E. 70 feet to said Main Street, thence southwesterly by said street to the first bound, containing 2800 square feet.

SECOND: Beginning at the northwest corner of the house lot formerly of the said Charles Clark and by said Clark land N. 83° 45' W. 40 feet to stake and stones; thence N. 6° 10' E. 40 foot to stake and stones; thence S. 83° 45' E. to the northwest corner of the above described lot; thence S. 6° 10' W. by said lot 40 foot to the place of beginning.

Reference is made by deed of Walter E. Spear, Jr., et ux to Amateur Equipment Sales Co., dated October 16, 1964, and recorded in the Knox Registry of Deeds, Book 429, Page 277.

ALSO another certain lot or parcel of land with the buildings thereon situated in Rockland and described as follows:

Beginning at the northerly corner of lot on which C.E. Havener Building stands on the west side of Main Street; thence northerly on said street eighteen (18) feet, more or less, to point within six (6) inches of the southerly sills of the Frye and Frohock; thence northwesterly at right angles to said Main Street and six inches from the sills of the Frye and Frohock buildings, one hundred and two (102) feet to the Farewell right of way, so called; thence in southerly direction by said right of way eighteen (18) feet, more or less, to said Havener's northern line to the bounds first mentioned, together with a right of attaching the southerly wall of the building situated on the Main Street lot to the northerly wall of the Charles Havener building. ALSO all rights in common to the use of a right of way as contained in Deed Frye and Frohock to Charles Havener dated August 25, 1911, recorded in Book 157, Page 163, Knox Registry of Deeds.

Reference is made to deed of Sidney I. Segal to Amateur Equipment Sales dated September 23, 1970 and recorded in the Knox County Registry of Deeds, Book 508, Page 594.

The above three parcels of land being the same premises conveyed by Camden National Bank to Samuel A. Goldsmith and Milton H. Goldsmith by deed dated September 30, 1977 and recorded in the Knox County Registry of Deeds, Book 691, Page 300.

Also being the same premises conveyed from James Brickel and Diana Brickel to Milton H. Goldsmith by deed dated October 31, 1994 and recorded in the Knox County Registry of Deeds, Book 1869, Page 323.

REFERENCE is made to deed from Milton H. Goldsmith to Ronald A. Simmons and Jean E. Simmons dated February 26, 1999 and recorded in the Knox County Registry of Deeds in Book 2344, Page 348.