

DLN 2547749
MAINE SHORT FORM WARRANTY DEED

NORTH LIGHT CONSTRUCTION, INC., a Massachusetts corporation, with a principal place of business in Westport, Massachusetts, for consideration paid, grants to **SCOTT BEAULIEU and KELLY BEAULIEU**, whose mailing address is 76 Brookwood Drive, Westport, Massachusetts 02790, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Weld, County of Franklin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

This deed is a conveyance between a corporation and its sole member and his wife and meets the requirements of a tax exempt transfer per Title 36 Chapter 711-A §4641, et seq.

IN WITNESS WHEREOF, North Light Construction, Inc. has caused this instrument to be executed in its corporate name and on its behalf by Scott Beaulieu, in his capacity as President, thereunto duly authorized, this 13th day of March, 2025.

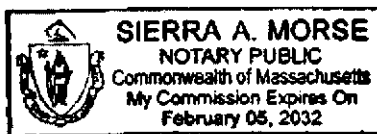
NORTH LIGHT CONSTRUCTION, INC.

Amler Chavez
Witness

By: Scott Beaulieu
Scott Beaulieu
Its President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Bristol SS.

Then personally appeared the above named Scott Beaulieu, in his capacity as President of North Light Construction, Inc., known to me, this 13th day of March, 2025 and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of North Light Construction, Inc.



Sierra A. Morse
Notary Public/Attorney at Law
Name: Sierra A. Morse
My commission expires: 2/5/2032

EXHIBIT A

Certain lots or parcels of land located in the Town of Weld, Franklin County, Maine and being shown as Lots 1, 2, 3, 4, 7, 8, 8A on a plan of land entitled "Subdivision, Tumbledown Mountain Estates at Center Hill", made for North Light Construction, Inc - Location Brown Neighborhood Road, Town of Weld, Franklin County, Maine, dated May 2024, by Kachnovich Land Surveying, Inc, Scale 1" = 60', and approved by the Weld Planning Board on July 10, 2024". Said plan is recorded at the Franklin County Registry of Deeds as Plan File Number 7284.

Conveyed with the benefit of an easement and right of way for all purposes for which roads and ways are used in the State of Maine, including the installation and maintenance of utilities either above or below ground, and travel by foot or vehicle, on the private road, Brown Neighborhood Road, subject to the rights of others for travel and electrical power and utility easements, as set forth more fully in Deed Book 4612 Page 89.

For source of title, reference is made to a deed granted by Eric Boncore to North Light Construction Inc., dated January 23, 2024 and recorded in the Franklin County Registry of Deeds in Book 4612, Page 89.

TITLE NOT SEARCHED BY THE PREPARER OF DEED

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