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Sinclair Development
PO Box 146
Ellsworth, ME 04605

DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

JOAN E. McDEVITT, whose mailing address is PO Box 45, Franklin, Maine 04634, duly appointed and acting Personal Representatives of the Estate of Richard A. Emery, deceased testate, as shown by the probate records of Hancock County, Maine, Docket #2023-278, (and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will), by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **SINCLAIR DEVELOPMENT CORP.**, a Maine corporation, having a mailing address of PO Box 146, Ellsworth, Maine 04605,

A portion of a certain lot or parcel of land with improvements thereon situated in Franklin, Hancock County, Maine, bounded and described in a deed from Constance E. Emery to Constance E. Emery and Richard A. Emery, dated December 6, 1996 and recorded in said Registry in Book 2619, Page 100. as set out in Exhibit A hereto, which exhibit is incorporated herein by reference. Constance E. Emery died January 12, 2015 leaving Richard A. Emery sole surviving joint tenant. Richard A. Emery died June 3, 2023

Said Joan E. McDevitt hereunto sets her hand and seal in her capacity as Personal Representative of the Estate of Richard A. Emery, this 31 day of January, 2024.


Joan E. McDevitt, Personal Representative
of the Estate of Richard A. Emery

STATE OF MAINE
County of Hancock, ss.

January 31, 2024

Personally appeared the above named Joan E. McDevitt and acknowledged the foregoing instrument to be her free act and deed in her aforesaid capacity, before me,

Jessica Wade
Notary Public

Jessica Wade
Type or Print Name of Official

Commission expires: 03-25-25

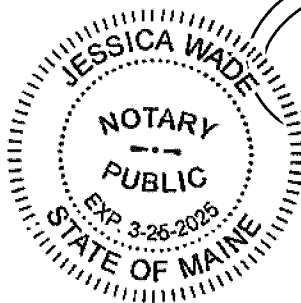


EXHIBIT A

**PROPERTY: 48 Blackswoods Road, Franklin, Hancock County, Maine 04634
Tax Map 6, Lot 29**

A portion of a certain lot or parcel of land with improvements thereon situated in Franklin, Hancock County, Maine, bounded and described in as follows:

Beginning in the middle of the road leading from Franklin to Cherryfield at a point due west from a corner stone set by the road seventeen (17) rods and twenty (20) links westerly from the house lot of D. Clifton Donnell, formerly of Walter Bunker, thence north one degree East twenty-six (26) rods and ten (10) links to a stake and stone in the fence; thence North eighty-five (85) degrees East forty (40) rods and five (5) links to a stake and stone on the Westerly line of A. L. Bunker lot, thence South thirty-eight (38) degrees West thirty five (35) rods to the middle of said road; thence South eighty-five (85) degrees West (17) rods twenty (20) links to the place of beginning;

Containing four (4) acres and one hundred twenty-five (125) square rods more or less.

Meaning and intending to convey the same premises described in deed from Allen Reynolds to Mary C. Moulton and Frank J. Moulton, dated May 18, 1966, and recorded in the Hancock County Registry of Deeds, Book 1011, Page 453. Said Mary C. Moulton was deceased in December, 1967.

EXCEPTING AND RESERVING from the above described premises the following parcel of land as described in the Warranty Deed from Frank L. Swan to D. Clifton Donnell dated October 11, 1924, and recorded in the Hancock County, Maine, Registry of Deeds in Book 591, Page 64, and described as follows, to wit;

Beginning on the North margin of the Road leading to Cherryfield as the Southwest corner of the house lot of said D. Clifton Donnell, thence North 13° East $7\frac{3}{4}$ rods to a maple tree, thence South 81° East 4 rods to a corner at land of Robert Phillips, thence South 40° West 9 rods along the West line of said Donnell's house lot to place of beginning.

EXCEPTING AND RESERVING and not hereby conveying the following lot or parcel of land located on the northerly side of the Blackwoods Road in the Town of Franklin, Hancock County, Maine described in the survey plan entitled "Plan Showing Division of Land of the Estate of Richard A. Emery, Blackwoods Road, Franklin, Maine" dated December 1, 2023, prepared by Silsby Land Surveying, being attached hereto as Exhibit B, and further described as follows, to wit:

Beginning at an unmarked point at an angle point in the line of a lot of land conveyed to Joan E. Bunker (now McDevitt) from Gregory P. Bunker in a deed dated September 8, 1998 and recorded in the Hancock County Registry of Deeds Book 2767 Page 30 and on the northwesterly line of a lot of land conveyed to Joshua and Emily Matteson from the Estate of Warren P. Higgins in a deed dated September 22, 2020 and recorded in said Registry Book 7057 Page 786. Said unmarked point being $S23^{\circ}11'W$ sixty-three and forty-four hundredths (63.44) feet from a #6 rebar with surveyor's ID #1336 set in the ground at the northerly corner of said land of Matteson;

Thence $S69^{\circ}50'W$ by and along said line of land of McDevitt, marked in part by the remains of a page wire fence, six hundred twenty-four and ninety-eight hundredths (624.98) feet to an unmarked point;

Thence $S14^{\circ}10'E$ by and along said line of land of McDevitt, marked in part by the remains of a page wire fence, four hundred eight (408) feet, more or less, to an unmarked point at or near the northerly sideline of the Blackwoods Road;

Thence running in an easterly direction by and along said northerly sideline of the Blackwoods Road one hundred thirty-two (132) feet, more or less, to a #5 rebar with surveyor's ID #1336 set in the ground;

Thence by the following courses and distances by and along the line of remaining land of the Estate of Richard A. Emery:

$N20^{\circ}00'W$ two hundred thirty-five and zero tenths (235.0) feet to a #5 rebar with surveyor's ID #1336 set in the ground;

$N70^{\circ}00'E$ ninety and zero tenths (90.0) feet to a #5 rebar with surveyor's ID #1336 set in the ground;

$S86^{\circ}00'E$ two hundred nineteen and forty-seven hundredths (219.47) feet to a #5 rebar

with surveyor's ID #1336 set in the ground on the aforementioned northwesterly line of land of Matteson;

Thence N23°11'E by and along said northwesterly line of land of Matteson three hundred fifty-four and ninety-three hundredths (354.93) feet to the unmarked point at the point of beginning and containing 3.1 acres, more or less.

The above-mentioned bearings are oriented to Grid North, Maine East Zone, NAD 83.

TOGETHER WITH any interest that may exist to that land lying between the sidelines extended of the above described from the northerly sideline of Blackwoods Road to the centerline of same subject to the rights of the public.

SUBJECT TO the terms and conditions set forth in the Lease Agreement among the United States Postal Service, Constance E. Emery and Richard Emery September 9, 1997, a memorandum of which is recorded in the Hancock County Registry of Deeds in Book 2683, Page 44.

Reference is also made to the deed from Frank J. Moulton to Constance E. Emery dated November 10, 1978, and recorded in the Hancock County Registry of Deeds in Book 1336, Page 571

