

**PERSONAL REPRESENTATIVE'S
DEED OF DISTRIBUTION**

KNOW ALL PERSON BY THESE PRESENTS, that, I, **WILLIAM I. MATLOCK**, having a mailing address of 40 Journey's End Lane, Surry, Maine 04684, duly appointed and acting Personal Representative of the Estate of **MARGET JOHNSON MATLOCK**, deceased, as shown by the Probate Records of the County of Hancock Maine, Docket No. 2021-118, by the power conferred by the Probate Code, and every other power, in distribution of the estate grant to **WILLIAM I. MATLOCK**, as Trustee of the **MARGET JOHNSON MATLOCK TESTAMENTARY TRUST**, having a mailing address of 40 Journey's End Lane, Surry, Maine 04684, being the person entitled to distribution of the real property, a **ONE HALF INTEREST** in two certain lots or parcels of land, with any improvements thereon, situated in the Town of Surry, County of Hancock, State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand this 27 day of April, 2021.

Personal Representative of the Estate of
Marget Johnson Matlock

William I. Matlock

STATE OF MAINE
COUNTY OF HANCOCK, ss.

April 27, 2021

Personally appeared the above named William I. Matlock and acknowledged the foregoing instrument to be his free act and deed in his said capacity. Before me,

Darcel Winslow
Notary Public/Attorney-at-Law

Darcel Winslow, Notary Public
State of Maine
My Commission Expires 11/29/2027

EXHIBIT A

Two certain lots or parcels of land, with any improvements thereon, situated in the Town of Surry, County of Hancock, State of Maine, being more fully described as follows:

Parcel One:

Beginning at a bolt set at the southeast corner of land described in deed from Constance B. Girard, as Trustee of the Constance B. Girard Trust to Kathryn M. Kennedy-Brown and Maribeth K. Salois dated March 27, 1998 and recorded in Hancock County Registry of Deeds in Book 2722, Page 458;

THENCE north $81^{\circ} 54' 47''$ west by and along the northerly bound of land of Torchio, as described in deed recorded in Hancock County Registry of Deeds in Book 2706, Page 247, 294.18 feet to an iron pipe;

THENCE north $80^{\circ} 24' 17''$ west by and along the northerly bound of land of Torchio, as described in deed recorded in Hancock County Registry of Deeds in Book 2682, Page 256, 500.26 feet to a bolt;

THENCE north $08^{\circ} 31' 34''$ east, 581.48 feet to a bolt;

THENCE continuing same course (north $08^{\circ} 31' 34''$ east), 21.0 feet, more or less, to the centerline of a right-of-way;

THENCE generally easterly by and along the centerline of a right-of-way 597 feet, more or less, to a point which bears south $03^{\circ} 20' 38''$ west and 15.03 feet from a bolt set at the northwest corner bound of land of Marino, as described in deed recorded in Hancock County Registry of Deeds in Book 1637, Page 673;

THENCE south $03^{\circ} 20' 38''$ west by and along the westerly bound of Marino, aforesaid, 322.84 feet to a rebar set;

THENCE south $85^{\circ} 02' 14''$ east, 143.97 feet to a rebar set on the westerly line of land of Torchio as described in deed recorded in Hancock County Registry of Deeds in Book 2640, Page 538;

THENCE south $04^{\circ} 34''$ west, 347.98 feet to a point of beginning, Containing 10.3 acres, more or less.

Being part of the premises described in the following deeds:

1. Constance B. Girard to Kathryn M. Kennedy-Brown, David W. Brown, and Maribeth K. Salois dated March 27, 1998 and recorded in Hancock County Registry of Deeds in Book 2722, Page 456;
2. Constance B. Girard as Trustee of the Constance B. Girard Trust to Kathryn M. Kennedy-Brown and Maribeth K. Salois dated March 27, 1998 and recorded in Hancock County Registry of Deeds in Book 2722, Page 458.

TOGETHER WITH a right-of-way for all purposes, including the installation of utility services, over the existing graveled road, 30 feet in width leading from the northeast corner bound of the land described above in an easterly direction to Newbury Neck Road.

SUBJECT TO the rights of others to the use of so much the above-described land as situated within the bounds of the thirty-foot wide right-of-way running along the northerly bound of the above-described.

This conveyance is SUBJECT TO the following permanent restrictions (not conditions subsequent) which shall benefit all remaining land of Maribeth K. Salois, Kathryn M. Kennedy-Brown, and David W. Brown,

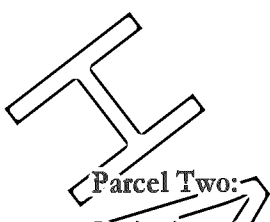
situated on Newbury Neck, Surry, Hancock County, Maine, described in deeds recorded in Hancock County Registry of Deeds in Book 2722, Page 456, 458 and 461:

1. There shall be a maximum of three (3) shorefront lots, each extending back approximately one thousand (1,000) feet, more or less, from the shore. The remainder of the property other than the shorefront lots, shall be divided into a maximum of four (4) lots, each containing a minimum of five (5) acres. No lot shall be further divided for the purpose of sale or lease, but each lot shall be sold or leased only as an entirety, except that a portion of any lot may be conveyed to the owner of an abutting lot upon approval of the appropriate Municipal and State Regulating Authorities.
2. Buildings shall be set back a minimum of fifty (50) feet from the sidelines of the lot.
3. The lot shall be used for residential purposes only and not for any commercial or industrial use, except for usual customary home occupations and professional uses.
4. No more than one (1) single family dwelling with usual appurtenant structures such as garage, patio, boat house may be erected or maintained upon any lot.
5. Homes built on each lot shall have a minimum of one thousand six hundred (1,600) square feet if two story and one thousand four hundred (1,400) square feet if one story. Garage, patio, porch, deck and other accessory structures shall not be included in determining the square footage.
6. No mobile homes, house trailer, tents, temporary structures or double-wide modular or mobile homes shall be erected upon said property.
7. For the purpose of maintaining the rights of way for the general use and benefit for the lot owners, each lot owner in accepting a deed or contract for any lot which includes access over Fire Road 51 agrees to and shall be a member of a Road Association. Each lot owner shall contribute to the cost to maintain the rights of way. Each lot shall be an equal share.
8. The right of way entrance can not be relocated without the written permission of all lot owners.
9. No junk shall be kept in the yard of any lot.
10. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary domestic pets, shall be kept thereon. Expressly prohibited but not limited thereto are sheep, goats, cattle, poultry and other "farm animals". Nothing herein shall prohibit the keeping of saddle horses together with appropriate shelter.
11. No unregistered motor vehicles intended for over the road use shall be stored on the premises and no trucks over 1/4 ton shall be parked overnight on the premises or on any street abutting the premises.

The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all other lots created by Maribeth K. Salois, Kathryn M. Kennedy-Brown, and David W. Brown, as aforesaid, and shall run with the land. Invalidation of any one provision by court decree or otherwise shall not affect any other provisions which shall remain in full force and effect.

Together with right of way easement as granted by easement deed dated March 12, 2004 from Michael J. Marino to Kathryn M. Kennedy-Brown, et al as recorded in said Registry in Book 3869, Page 87.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.



Beginning at a point on the easterly sideline of a dirt road known as Fearon Heights, said point being two hundred (200) feet, as measured along the easterly sideline of said road, northerly of the southerly boundary of the land now or formerly of Arthur L. Tracy in said Surry, and which point is also the northwesterly corner of a parcel of land conveyed by said Arthur L. Tracy to Donald L. Fearon by deed of January 6, 1971;

THENCE northerly along the easterly sideline of said road one hundred (100) feet to a point;

THENCE easterly and parallel to said Arthur L. Tracy's southerly boundary four hundred (400) feet to a point on the westerly sideline of a dirt road;

THENCE southerly one hundred (100) feet along the westerly sideline of said dirt road to a point; said point being two hundred (200) feet northerly of said southerly boundary of said Arthur L. Tracy's land as measured along the westerly sideline of said dirt road, and also being the northeasterly corner of the said parcel conveyed to Fearon;

THENCE westerly, parallel to said Arthur L. Tracy's southerly boundary, and along the northerly line of said parcel conveyed to Fearon, four hundred (400) feet to the point of beginning.

The grantees herein, their heirs and assigns, shall have the right to use, together with others, any of the aforesaid roads, as well as the road leading from them to Newbury Neck Road, so-called, but only so long as the Grantees or their heirs or assigns shall contribute their pro-rata share of the cost of maintaining said road.

This conveyance is made SUBJECT TO the restrictions and conditions set forth in a deed dated February 28, 1973 and recorded in Book 1163, Page 108. The foregoing restrictions and conditions shall run with the land.

Meaning and intending to convey and hereby conveying all of Marget Johnson's interest in the same premises as conveyed in deed dated December 17, 2007, from Margaret L. Fowler to William I. Matlock and Marget Johnson, as tenants in common, and recorded at Book 4908, Page 147 of the Hancock County Registry of Deeds. A scrivener's error in said deed omitted the first paragraph describing the point of beginning. For said paragraph, reference is made to deed dated June 12, 2007 from Edmond T. Goselin, Jr. to Marget Johnson and William I. Matlock as recorded in Book 4790, Page 245 of the Hancock County Registry of Deeds.

HANCOCK COUNTY