

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (TESTATE)

HEIDI M. MACGREGOR of Hancock, Maine, duly appointed and acting **Personal Representative of the Estate of JESSIE ARLEEN MACGREGOR**, deceased (testate), whose will was duly admitted to probate as shown by the probate records of Hancock County, Maine (Docket No. 2019-064), by the powers conferred by law and every other power, in distribution of the estate, grants to **BONNIE MACGREGOR**, having a mailing address of 12 Broadway, Eastport, ME 04631, and being the person entitled to distribution, two certain lots or parcels of land, situated in the Towns of **Hancock and Trenton**, County of Hancock and State of Maine, described as follows:

PARCEL ONE: A certain lot or parcel of land situated in the Town of Hancock, Hancock County, Maine, bounded as follows:

Beginning at a point in the westerly side line of the Maine Central Railroad right of way where the line of land now or formerly of Effie L. Cook joins the line of land now or formerly of Hugh R. Joy; thence westerly by said Cook land and said Joy line (397) feet, more or less, to a cherry tree; thence northerly (384) feet, more or less, to a spruce tree of Effie L. Cook and land now or formerly of White; thence easterly by said Cook land and said White land (371) feet, more or less, to said railroad right of way and thence southerly by said right of way four hundred thirty-four feet, more or less, to the place of beginning.

For Grantor's source of title, reference may be had to the following deeds:

- (1) Release Deed from Jody (Joan) Burton to Jessie A. MacGregor, dated June 7, 2002, recorded in Book 3369, Page 228 in the Hancock County Registry of Deeds;
- (2) Release Deed from Laurice White to Jessie A. MacGregor, dated July 8, 2002, recorded in Book 3369, Page 230 in the said Registry of Deeds;
- (3) Release Deed from Norma Kelley to Jessie A. MacGregor, dated May 6, 2002, recorded in Book 3369, Page 232 in the said Registry of Deeds;
- (4) Release Deed from Ralph Oulton to Jessie A. MacGregor, dated June 11, 2002, recorded in Book 3369, Page 234 in the said Registry of Deeds;

- (5) Release Deed from Jane Baker Clancy to Jessie A. MacGregor, dated July 27, 2002, recorded in Book 3426, Page 135 in the said Registry of Deeds;
- (6) Release Deed from Richard Oulton to Jessie A. MacGregor, dated October 18, 2002, recorded in Book 3453, Page 285 in the said Registry of Deeds;
- (7) Release Deed from Ronald Oulton to Jessie A. MacGregor, dated May 9, 2003, recorded in Book 3621, Page 314 in the said Registry of Deeds;
- (8) Release Deed from Timothy White to Jessie A. MacGregor, dated November 19, 2004, recorded in Book 4078, Page 186 in the said Registry of Deeds; and
- (9) Deed of Sale by Personal Representative from Jessie A. MacGregor, Personal Representative of the Estate of Stewart A. White, to Jessie A. MacGregor, dated July 8, 2005, recorded in Book 4241, Page 155 of said Registry of Deeds.

Reference is further made to a Deed of Distribution by Heidi M. MacGregor, Personal Representative of the Estate of Jessie Arleen MacGregor, to Bonnie MacGregor, dated September 12, 2022, recorded in Book 7231, Page 7 of said Registry of Deeds, which conveyed real estate in Hancock other than the above-described lot.

PARCEL TWO: A certain lot or parcel of land, situated at Kelley Lane in the town of Trenton, Hancock County, Maine, being Lot No. 7 as shown on a plan entitled "Kelley Lane Estates" at Trenton, Maine, dated October 10, 1992 and recorded in the Hancock County Registry of Deeds in File 25, Plan No. 99 and being more particularly described as follows:

Beginning at an iron pin set on the southwesterly sideline of Kelley Lane and at the southeast corner of Lot No. 5 as shown on the above-described plan; thence South $34^{\circ} 29' 34''$ East along the southwest sideline of Kelley Lane, 173.06 feet to an iron pin on the sideline of a 65' radius cul-de-sac; thence southerly along the 65' radius cul-de-sac a distance of 102.10 feet to an iron pin set; thence South $36^{\circ} 59' 09''$ East a distance of 67.81 feet to an iron pin set; thence South $52^{\circ} 58' 09''$ West, a distance of 95.23 feet to an iron pin set on the northeasterly sideline of Redfern Woods Subdivision; thence North $36^{\circ} 59' 09''$ West along the northeast line of Redfern Woods, 310.87 feet to an iron pin set at the southwest corner of Lot No. 5; thence North $55^{\circ} 41' 21''$ East, along the south line of Lot No. 5, 170.71 feet to the point of beginning, containing .9823 acres or 42,788.57 square feet.

The above conveyance of Parcel Two is made subject to the following permanent restrictions (not conditions subsequent), to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial use, except for usual customary home occupations and professional uses.

2. No more than one single family dwelling with usual appurtenant structures, such as garage, patio or boathouse, may be erected or maintained upon any numbered lot.

3. No mobile homes, house trailers, tents or temporary structures shall be erected, placed maintained or permitted to remain upon said property.

4. All structures shall conform with the provisions of any zoning ordinance of the Town of Trenton in effect at the time of commencement of construction.

5. For the purposes of maintaining roads, for the general use and benefit of all its owners, each lot owner, in accepting a deed or contract for any lot in this subdivision, agrees to and shall be a member of and be subject to the obligations and duly enacted Bylaws and Rules of the Lot Owners' Association, a non-profit corporation.

6. No lot shall be divided for the purposes of sale or lease. The 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 by the Town and State regulating authorities.

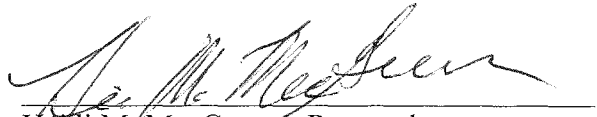
The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all lots within this subdivision and part hereof and shall run with the land. Invalidation of any one provision by Court Decree or otherwise shall not affect any other provision which shall remain in full force and effect.

For Grantor's source of title reference may be had to Parcel Four in the Deed from Richard W. Kelley to Jessie MacGregor, dated March 29, 1996, recorded in Book 2666, Page 252 of said Registry of Deeds.

Jessie A. MacGregor died testate on December 21, 2017 and Heidi M. MacGregor was appointed Personal Representative of her estate by the Hancock County Probate Court, Docket No. 2019-064. Reference may be had to the Certificate and Abstract of the Will of Jessie A. MacGregor dated March 12, 2019 and recorded in Book 6941, Page 373 of said Registry of Deeds, amended October 27, 2021 and recorded in Book 7164, Page 365 of said Registry of Deeds, further amended November 1, 2021 and recorded in Book 7165, Page 571 in said Registry of Deeds. This conveyance of Parcel Two is being given in accordance with an agreement between Heidi M. MacGregor, Bonnie MacGregor, Shawn MacGregor and Scott

Tyler Doane, being all of the devisees of the above-described Parcel Two under the terms of the decedent's will, pursuant to 18-C M.R.S. § 3-912, dated substantially even herewith and filed with the Hancock County Probate Court.

IN WITNESS WHEREOF, Heidi M. MacGregor, Personal Representative of the Estate of Jessie Arleen MacGregor, has hereunto set her hand and seal in her said capacity this 4 day of October, 2024.

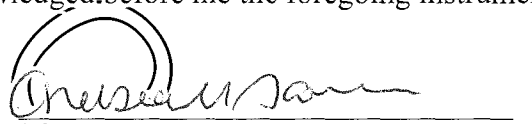

Heidi M. MacGregor, Personal
Representative of the Estate of Jessie
Arleen MacGregor

Hancock County

STATE OF Maine

October 4, 2024

Personally appeared the above named Heidi M. MacGregor, Personal Representative of the Estate of Jessie Arleen MacGregor, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity.


Notary Public/Maine Attorney-at-Law
Printed Name: Chelsea M. Sawyer
Commission Expires: 1/24/2028

