

KNOW ALL MEN BY THESE PRESENTS:

that I, CHARLES J. HURLEY, of Ellsworth, County of Hancock, State of Maine, Executor of the Will of MARY C. STUART, late of Ellsworth, County of Hancock, State of Maine, deceased testate, having on the seventh day of March, A. D., 1961, obtained license from the HONORABLE AHERTON FULLER, Judge of Probate, within and for the County of Hancock and State of Maine, to sell and convey, at private sale, the real estate hereinafter described of the said MARY C. STUART, for the sum of NINE THOUSAND DOLLARS (\$9000.00) the same being an advantageous offer therefor, and having, agreeably to the order and decree of said Court, given due notice upon the Petition for License to make such sale, and having given the bond required by law, by virtue of the power and authority with which I am aforesaid vested, and in consideration of the aforesaid sum of NINE THOUSAND DOLLARS (\$9000.00) to me paid by CHARLES K. FOSTER, JR. and RUTH S. FOSTER, husband and wife, both of Ellsworth, aforesaid, the receipt whereof I do hereby acknowledge, have GIVEN, GRANTED and SOLD, and by these presents do GIVE, GRANT, SELL and CONVEY to the said CHARLES K. FOSTER, JR. and RUTH S. FOSTER, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever, the following described real estate, viz:

3/4 in common and undivided of a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of State Street in Ellsworth, Hancock County, Maine, and bounded and described as follows, to wit:

The homestead property of the late Ann Stuart, formerly the homestead of the late Arno Wiswell and being all and the same premises described as conveyed in the deed from Andrew P. Wiswell, Administrator of the estate of Arno Wiswell, to Ann Stuart, dated April 28, 1883, recorded in Book 187, Page 532 of the Hancock County Registry of Deeds, in the deed from Sarah P. Wiswell to Ann Stuart, dated April 28, 1883, recorded in Book 187, Page 531 of said Registry, and in the deed from Julia J. Redman to Ann Stuart, dated October 31, 1890, recorded in Book 425, Page 59 of said Registry, to which deeds and the records thereof express reference is hereby made for a more particular description of said premises.

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Excepting and reserving out of said premises and not conveying a lot or parcel of land described as conveyed in the deed from Ann Stuart to Julia J. Redman, dated October 31, 1890, recorded in Book 248, Page 388 of said Registry.

Ann Stuart died intestate November 8, 1908, leaving as her only heirs-at-law, Mary C. Stuart, John A. Stuart, Alexander D. Stuart and George B. Stuart.

George B. Stuart died intestate June 5, 1929, leaving as his only heir-at-law, Donald Stuart.

Alexander D. Stuart died testate July 8, 1941 and devised his interest in the above mentioned real estate to Mary C. Stuart and John A. Stuart, an abstract of his will being recorded in Book 681, Page 557 of the Hancock County Registry of Deeds.

Donald Stuart conveyed his interest in the above entitled real estate to Mary C. Stuart and John A. Stuart by deed dated April 7, 1942, recorded in Book 686, Page 150 of said Registry.

John A. Stuart died intestate April 21, 1948, leaving as his only heirs-at-law Mary C. Stuart, sister, and Donald Stuart, nephew, Mary C. Stuart being vested as of the date of her death with three-fourths in common and undivided of the above-mentioned real estate.

Together with any and all right, title and interest of the said MARY C. STUART, in and to any property on the west side of State Street between the south line of the property above described and the north line of the property of Margaret M. Coolidge.

TO HAVE AND TO HOLD the same with all the privileges and appurtenances to the same belonging, in manner as aforesaid, to the said CHARLES K. FOSTER, JR. and RUTH S. FOSTER, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

AND I, the said CHARLES J. HURLEY, in my said capacity, do COVENANT to and with the said CHARLES K. FOSTER, JR. and RUTH S. FOSTER, their heirs and assigns, that I have in all things observed the rules and directions of law relative to the selling of said estate and have good right and lawful authority to sell and convey the same in manner aforesaid.

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IN WITNESS WHEREOF, I hereunto set my hand and seal in my said capacity, this seventh day of March, in the year of our Lord one thousand nine hundred and sixty-one.

Signed, Sealed and Delivered in the presence of

Charles J. Hurley

Charles J. Hurley, Executor of the Will of Mary C. Stuart

STATE OF MAINE

HANCOCK, SS.

March 7, 1961

Then personally appeared the above-named CHARLES J. HURLEY, and acknowledged the above instrument to be his free act and deed, in his said capacity.

Before me,

Wm. Clark
Notary Public

STATE OF MAINE, HANCOCK COUNTY REGISTRY OF DEEDS
Recorded Mar. 8, 1961 at 10:22 a.m. and recorded in book 880 Page 433
by Jesse B. Foster Register.