



OR BK 6615 PGS 272 - 277
INSTR # 2016012217
HANCOCK COUNTY, ME

08/10/2016 10:56:12 AM
JULIE A. CURTIS
REGISTER OF DEEDS

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (TESTATE)

LINDA A. DAVIS of Basalt, Colorado, KATHRYN D. CADIGAN of Barrington, Rhode Island, and CHARLES F. DAVIS, JR. of Deerfield, Massachusetts, duly appointed and acting **Co-Personal Representatives of the ESTATE OF CHARLES F. DAVIS**, deceased (testate), whose will was duly admitted to probate in the Probate Court for Penobscot County, Maine, by the power conferred by law, and every other power (in distribution of the estate) grant a **life estate** to YVONNE DAVIS of Gouldsboro, Hancock County, Maine, whose mailing address is 26 Boathouse Road, Gouldsboro, ME 04607, and further grants the in common and undivided **remainder interest** to LINDA A. DAVIS of Basalt, Colorado, whose mailing address is 373 Sopris Creek Road #3, Basalt, CO 81621, KATHRYN D. CADIGAN of Barrington, Rhode Island, whose mailing address is 88 Rumstick Road, Barrington, RI 02806, and CHARLES F. DAVIS, JR. of Deerfield, Massachusetts, whose mailing address is Box 97 Deerfield Academy, Deerfield, MA 01342, being the persons entitled to distribution, all of the foregoing in our 88.6% interest in the real property in **Gouldsboro, Hancock County, Maine**, described as follows:

FIRST: Bounded and described in deed from Lee C. Wilbur, *et al.*, to Sara D. Crocker, dated in the acknowledgment September 12, 1972 and recorded in the Hancock County Registry of Deeds in Book 1151, Page 667, as follows:

"a certain lot or parcel of land, together with all buildings thereon, situated in Gouldsboro, Hancock County, Maine and bounded and described in the deed from Fulton Backman to the Grantors herein dated June 27, 1969 and recorded with Hancock County Registry of Deeds in Book 1081, Page 286, as follows:

'Beginning at a point in the low water line of Frenchmans Bay, the said point bearing North 81° 55' West from an iron pipe and stones at the top of the bank and in the south line of land now or formerly of Jane C. Small; thence South 81° 55' East fifty (50) feet, more or less, to said pipe and stones and continuing South 81° 55' East two hundred thirty-nine (239) feet to an iron pipe set in the ground and continuing South 81° 55' East two hundred seventy-one (271) feet to an iron pipe set in the ground at the northwest corner of the Bungalow lot, so called; thence South 1° 15' East on the west line of said lot two hundred (200) feet to an iron pipe set in the ground in a pile of stones on the north side of the road; thence North 79° 05' West four hundred forty-six and six tenths (446.6) feet to an iron pipe set in the ground at the top of the bank of the said Bay and continuing North 79° 05' West fifty (50) feet, more or less, to the low water line of the said Bay; thence northwesterly along the low water line to the point of beginning.

The above described lot is a part of the land described in the deed from Alice Hooper, et als to the Grantor herein, dated September 25, 1956 and recorded with Hancock County Registry of Deeds in Book 927, Page 355 and contains 2.2 acres, more or less.

Together with a right of way for all purposes of a way in common with the Grantor herein and all other persons lawfully entitled thereto over the existing roadway leading from the Town Road to the shore of said Frenchmans Bay.

Excepting and reserving, and not hereby conveying, out of the above described premises, a certain lot or parcel of land described as follows: Beginning at a point marked by an iron pipe set in the ground at a pile of stones on the north side of the road above mentioned; thence North 79° 05' West four hundred forty-six and six tenths (446.6) feet to an iron pipe set in the ground at the top of the bank of said Bay; thence North 20° 50' West eighteen (18) feet to a point; thence in a general easterly direction one hundred fifty-two (152) feet, more or less, to a point marked by an iron pipe set in the ground; thence in a general southeasterly direction three hundred thirteen (313) feet, more or less, to the iron pipe at the point of beginning."

SECOND: Bounded and described in deed from Fulton Backman to Sara D. Crocker, dated August 24, 1976 and recorded in said Registry in Book 1267, Page 270 as follows:

"the land with buildings thereon, in the Town of Gouldsboro, Hancock County, Maine, described as follows:

'Beginning at a point marked by an iron pipe set in the ground at a pile of stones on the north side of the road above mentioned; thence North 79° 05' West four hundred forty-six and six tenths (446.6) feet to an iron pipe set in the ground at the top of the bank of said Bay; thence North 20° 50' West eighteen (18) feet to a point; thence in a general easterly direction one hundred fifty-two (152) feet, more or less, to a point marked by an iron pipe set in the ground; thence in a general southeasterly direction three hundred thirteen (313) feet, more or less, to the iron pipe at the point of beginning.'

The above described lot is a part of the land described in the deed from Alice Hooper, et als to the Grantor herein, dated September 25, 1956 and recorded with Hancock County Registry of Deeds in Book 927, Page 355 and also being described as an exception in the deed from Fulton Backman to Lee C. Wilbur and JoAnne G. Wilbur dated June 27, 1969, recorded in said Registry of Deeds in Book 1081, Page 286."

THIRD: Bounded and described in deed from Fulton Backman to Sara D. Crocker, dated October 14, 1977 and recorded in said Registry in Book 1302, Page 102, as follows:

"all remaining right, title and interest which the Grantor may have in the lot of land, together with buildings thereon, situated in Gouldsboro, Hancock County, Maine, and described in deed from Alice Hooper et als to Fulton Backman dated September 25, 1956 and recorded with Hancock County Registry of Deeds in Book 927, Page 355. Meaning and intending to convey any portion of said premises not previously conveyed by (1) deed from Fulton Backman to Lee C. Wilbur et al dated June 27, 1969 and recorded with said Deeds in Book 1081, Page 286, and (2) deed from Fulton Backman to Sara D. Crocker dated August 24, 1976 and recorded with said Deeds in Book 1267, Page 270."

The above described premises are conveyed together with all of the Grantor's right, title and interest in the shore and flats adjacent thereto.

ALSO CONVEYING all right, title and interest in and to that property acquired by Charles F. Davis, Sr. pursuant to the boundary line agreement between Charles F. Davis, Sr. and Yvonne Davis and Joseph E. Stanley and Cynthia J. Stanley, recorded on April 4, 2014 in said Registry in Book 6199, Page 316.

EXCEPTING all right, title and interest in and to that property conveyed by Charles F. Davis, Sr. and Yvonne Davis pursuant to the said boundary line agreement recorded in said Registry in Book 6199, Page 316.

SUBJECT TO the terms of the Buy and Sell Agreement between Charles F. Davis, Sr. and Yvonne Davis, dated September 1, 2005, with regard to Yvonne Davis's 11.4% interest in the above-described property, pursuant to the deed from Charles F. Davis, Sr. to Yvonne Davis, dated July 9, 2013, and recorded in said Registry in Book 6071, Page 129.

For source of title, reference may be had to the following: (1) deed from Sara D. Crocker to Charles F. Davis, dated July 8, 1983, and recorded in said Registry in Book 1469, Page 336; (2) deed from Elizabeth Stoddard Davis to Charles F. Davis, dated February 28, 1997, and recorded in said Registry in Book 2651, Page 388; (3) confirmatory deed from Elizabeth Stoddard Davis to Charles F. Davis, dated February 24, 2005, and recorded in said Registry in Book 4139, Page 50; and (4) the said boundary line agreement recorded in said Registry in Book 6199, Page 316. Reference is also hereby made to the said deed conveying 11.4% interest in the above-described property recorded in said Registry in Book 6071, Page 129.

Charles F. Davis, Sr. died testate on April 8, 2015 and Linda A. Davis, Kathryn D. Cadigan and Charles F. Davis, Jr. were appointed Personal Representatives of his estate by the Hancock County Probate Court, as reflected in the Letters of Authority of Personal Representative filed with said Probate Court, docket number 2015-194. Reference may also be had to the Certificate and Abstract recorded in said Registry in Book 6400, Page 171.

IN WITNESS WHEREOF, Linda A. Davis, Kathryn D. Cadigan and Charles F. Davis, Jr., in their capacity as Personal Representatives of the Estate of Charles F. Davis, Sr., have hereunto set their hands and seals as of this ____ day of _____, 2016.



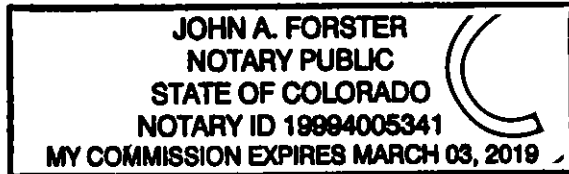
Linda A. Davis, Co-Personal Representative
of the Estate of Charles F. Davis, Sr.

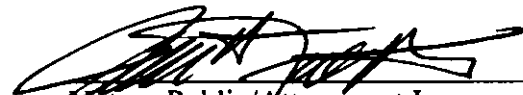
Pitkin County

Colorado
[inert name of state or commonwealth]

July 21, 2016

Personally appeared the above named Linda A. Davis, Co-Personal Representative of the Estate of Charles F. Davis, Sr., and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity.





Notary Public/Attorney at Law

John A. Forster
Print or type name as signed

COUNTY

ceef

Charles F. Davis, Jr., Co-Personal
Representative of the Estate of Charles F.
Davis, Sr.

VERMONT

[insert name of state or commonwealth]

RUTLAND County

July 28, 2016

Personally appeared the above named Charles F. Davis, Jr., Co-Personal Representative of the Estate of Charles F. Davis, Sr., and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity.

Rebecca Abell
Notary Public/Attorney at Law

Rebecca Abell
Print or type name as signed

REBECCA ABELL
Notary Public, State of Vermont
Commission Expires 2/10/19

Kathryn D. Cadigan
Kathryn D. Cadigan, Co-Personal
Representative of the Estate of Charles F.
Davis, Sr.

Barrington, RI
[inert name of state or commonwealth]
Bristol County

August 3, 2016

Personally appeared the above named Kathryn D. Cadigan, Co-Personal Representative of the Estate of Charles F. Davis, Sr., and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity.

[Signature]

Notary Public/Attorney at Law

DEBBIE RIGGS
Notary Public of RI

ID# 757854
My commission expires
May 1, 2019