

TRUSTEE'S DEED OF DISTRIBUTION

DocId:8364247
Tx:4235480

KNOW ALL MEN BY THESE PRESENTS, that I, JENNIFER L. JONES whose mailing address is 698 Bayside Road, Ellsworth, ME 04605, in her capacity as Successor Trustee of the Harry S. Jones, III Administrative Trust established under the Harry S. Jones, III Revocable Trust u/a dated July 1, 2002, by the powers granted by law and pursuant to said Trust, and every other power, for consideration paid, GRANT to JREA, LLC, a Maine limited liability company with a place of business in Ellsworth, Maine, whose mailing address is 232 Main Street, Ellsworth, ME 04605, certain lots or parcels of land, together with all improvements thereon, situated in the Ellsworth, Hancock County, Maine, as described in EXHIBIT "A", attached hereto and made a part of hereof.

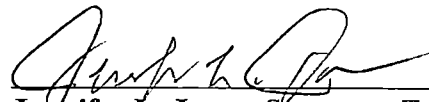
Reference is made to a Distribution Settlement Agreement of Beneficiaries by and among Jennifer L. Jones, Successor Trustee of the Harry S. Jones, III Administrative Trust, established under the Harry S. Jones, III Revocable Trust u/a July 1, 2002, amended on September 17, 2009, restated on November 5, 2009, and second amendment and restatement on September 26, 2017 ("the Trustee"), and by Jennifer L. Jones, Christopher Jones, and Jennifer L. Jones, Trustee of the Harry S. Jones, III Trust FBO Emilie Jones ("the Beneficiaries"), which agreement calls for distribution directly to JREA, LLC, an LLC the members of which are the qualified beneficiaries of the Harry S. Jones, III Administrative Trust, who are referred to collectively as the original Members.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Certificate of Trust Pursuant to 18-B M.R.S. § 1013:

I, Jennifer L. Jones, by signing this deed, hereby certify that i) Harry S. Jones is the Settlor of the Trust (ii) I am the Successor Trustee of said Trust; (iii) the Trust exists as of the date of this deed; (iv) I have power under said Trust to convey any trust asset in our sole discretion and need no consent from any beneficial interests; (v) I am the current Successor Trustee authorized to execute or otherwise authenticate any and all documents in the exercise of my power; (vi) in making this conveyance, I have in all respects acted in pursuance of the authority granted in and by said Trust; and (vii) the Trust has not been revoked, modified, amended or terminated in any way that would cause the representations contained in this certificate to be incorrect.

WITNESS my hand and seal in my aforesaid capacity, this 6th day of March, 2023.



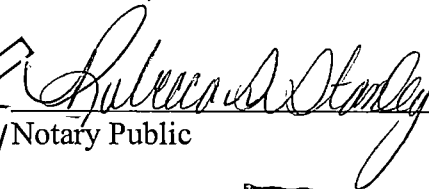
Jennifer L. Jones, Successor Trustee
The Harry S. Jones, III Administrative Trust

State of Maine
County of Hancock

March 6, 2023

Then personally appeared the above-named **Jennifer L. Jones** and acknowledged the foregoing instrument to be her free act and deed, in her personal capacity and in her capacity as successor Trustee.

Before me,



Notary Public

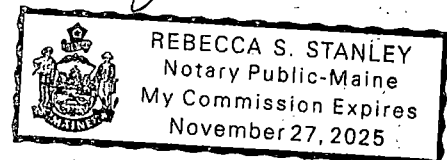


EXHIBIT "A"

Certain lots or parcels of land, together with improvements and buildings thereon, situated in the **Ellsworth, Hancock County, State of Maine**, being more particularly bounded and described as follows, to wit:

PARCEL ONE: Bounded and described in a deed from Harry S. Jones, III to Harry S. Jones, III Trustee of the Harry S. Jones, III Revocable Trust u/a July 1, 2002, as amended, deed dated November 9, 2017, recorded in the Hancock County Registry of Deeds in Book 6861, Page 339, as follows:

A certain lot or parcel of land located in Ellsworth commonly known as: **Beechland Road (Map 015, Lot 059), Ellsworth, Maine**, more particularly bounded and described as follows:

Beginning at the northeast corner of J.G. Jordan's homestead; thence east on the Cross Road 21½ rods; thence south five and one-third (5 1/3) degrees west 94 rods to a cross fence on line of land of Phoebe Treworgy; thence south 80 degrees west to J.G. Jordan's southeast corner; thence north five and one-third degrees east ninety-four rods to said road and place of beginning, containing 12 acres, more or less, and being the same conveyed to Edward B. Estey by W.J. Austin by deed dated May 5, A.D. 1875 and recorded in the Hancock County Registry of Deeds in Volume 150, Page 454.

Meaning and intending to convey all and the same premises as conveyed from Duane O. Thomas and Alta L. Thomas to Harry S. Jones, III, by deed dated March 18, 1957 and recorded in the Hancock County Registry of Deeds in Book 796, Page 443.

PARCEL TWO: Bounded and described in a deed from Harry S. Jones, III, Jennifer Jones (fka Jennifer Jones-Briggs) and Emilie Jones, Trustees of the HSJ Real Estate Title Holding Trust to Harry S. Jones, III Trustee of the Harry S. Jones, III Revocable Trust u/a dated July 1, 2002, as amended, deed dated December 20, 2017, recorded in the Hancock County Registry of Deeds in Book 6866, Page 528, as follows:

A certain lot or parcel of land located in Ellsworth commonly known as: **Off-Beechland Road (Map 010, Lot 036), Ellsworth, Maine**, more particularly bounded and described as follows:

"a certain lot or parcel of land, situated in said Ellsworth and being the same premises described in the deed from Nelson R. Jellison to Harry S. Jones, dated October 1, 1907 and recorded in Book 443, Page 302 of the Hancock County, Maine, Registry of Deeds, in which deed said premises are described as follows:

a certain lot or parcel of land situated in Ellsworth in the County of Hancock, and State of Maine, and bounded and described as follows, viz:

Beginning at the north west corner of land formerly owned by Benjamin Jordan; thence south six degrees west in the line between said Benjamin Jordan and land of J. G. Jordan ninety six rods to a cedar stake; thence south eighty four degree east thirty three and one third rods to a cedar stake; thence north six degrees east ninety six rods to land owned by J, G, Jordan thence south westerly in said J. G. Jordan's line thirty three and one third rods to the first mentioned bound, containing twenty acres, more or less, and being the same conveyed in deed from Arthur and William Drinkwater to said Jellison, which deed is dated May 14th, 1906, and recorded in the Hancock County Registry of Deeds in Vol. 340, Page 413.

Harry S. Jones is deceased, testate, and under the terms of his will he devised his real estate to Roxanna Sanborn, Eleanor J. Patten and the Grantor herein, an abstract of said will, insofar as it relates to the devise of real estate, being recorded in Book 927, Page 440 of said Registry of Deeds.

Being the FIRST LOT described as conveyed in the deed from Roxanna Sanborn and Eleanor J. Patten to the Grantor herein dated March 26, 1964 and recorded in said Registry of Deeds in Book 954, Page 45.

The Grantor herein acquired his title to the above described premises as devisee under the Will of Harry S. Jones and by the deed above referred to from Roxanna Sanborn and Eleanor J. Patten dated March 26, 1964 and recorded in said Registry of deeds in Book 954, Page 45."

Being the same premises described in a deed from Harry S. Jones, Jr. to Harry S. Jones, III, the Grantor herein, dated February 1, 1967 and recorded in the Hancock County Registry of Deeds in Book 1030, page 493.

Meaning and intending to convey all and the same premises as conveyed from Harry S. Jones, III to The HSJ Real Estate Title Holding Trust, by deed dated June 24, 2008 and recorded on July 9, 2008 in the Hancock County Registry of Deeds in Book 5025, Page 293.

PARCEL THREE: Bounded and described in a deed from Harry S. Jones, III to Harry S. Jones, III Trustee of the Harry S. Jones, III Revocable Trust u/a July 1, 2002, as amended, deed dated November 9, 2017, recorded in the Hancock County Registry of Deeds in Book 6861, Page 340, as follows:

A certain lot or parcel of land located in Ellsworth commonly known as: **Off Beechland Road (Map 010, Lot 037), Ellsworth, Maine**, more particularly bounded and described as follows:

Beginning at the southwest corner of land described in a deed from Duane O. and Alta C. Thomas to Harry S. Jones, 3rd, dated March 18, 1957 and recorded in the Hancock County Registry of Deeds in Book 796, Page 443 and at the northeast corner of land described in a deed from Harry S. Jones, Jr. to Harry S. Jones, III, dated February 1, 1967 and recorded in said Registry in Book 1030, Page 493; thence South 9° 30' West by and along the easterly, line of land of said Harry S. Jones, III one thousand five hundred eighty-five and nine tenths (1585.9) feet, more or less, to the southeasterly corner thereof; thence South 80° 30' East and in a continuation of the southerly line of land of said Harry S. Jones, III three hundred seventy (370) feet, more or less, to the westerly line of land described in a deed from Charles w. Sawyer, Jr. to Harold MacQuinn, acknowledged January 30, 1973 and recorded in said Registry in Book 1161, Page 247; thence northerly by and along said westerly line of land of Harold MacQuinn one thousand five hundred eighty-five (1585) feet, more or less, to the southerly line of land of said Harry S. Jones, 3rd; thence North 81° 30' West by and along said southerly / line three hundred fifty-four and five tenths (354.5) feet, more or less, to the point of beginning and containing 13 acres, more or less.

The above described premises is a part of the premises conveyed by Walter Mielko to the Grantor, Land Investment, Inc., dated April 21, 1973 and recorded in Book 1167, Page 294 of said Registry, and in the deed from Walter Mielko to the Grantors, Caspar G. Sargent, Jr. and Teresa L. Sargent, dated August 25, 1971 and recorded in Book 1329, Page 264 of said Registry.

Meaning and intending to convey all and the same premises as conveyed from Land Investment, Inc. and Casper G. Sargent, Jr. and Teresa L. Sargent to Harry S. Jones, III, and Elaine M. Jones, by deed dated March 20, 1997 and recorded in the Hancock County Registry of Deeds in Book 1345, Page 205.

Elaine S. Jones died on March 20, 2016, and Harry S. Jones III acquired his title as surviving joint tenant.