

## DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS, that Eleanor O'Connor, whose mailing address is 6171 Mayo Road, Trumansburg NY 14886, duly appointed and acting Personal Representative of the Estate of Eric Mitchell, deceased (testate), as shown by the probate records of the County of Washington, State of Maine, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to Charles Lovejoy, Jr. and Tracy Lovejoy, husband and wife, whose mailing address is 5 Palmer Street, Brunswick ME 04011 a certain lot or parcel of land, with the buildings thereon, situate in the Town of Milbridge, County of Washington, State of Maine, lying and binding on and along the westerly sideline of the Kansas Road, and being more fully described in deed from Stephan L. Marengo and Cynthia L. Marengo to Eric P. Mitchell, dated May 6, 2013 and recorded with Washington County Registry of Deeds in Book 3951, Page 171 as follows:

TRANSFER TAX PAID

"A certain tract or parcel of land, with the buildings thereon, situate in the Town of Milbridge, County of Washington, State of Maine, lying and binding on and along the westerly sideline of the Kansas Road, and being more fully described as follows:

Beginning at a point marked by a number four iron concrete reinforcing rod, hereinafter called a 're-rod', capped with a plastic surveyor's cap stamped 'MAYHEW-PLS 1331' and driven in the ground on and along the THIRD, or 'North 75° 06' East 350'' line in the deed dated November 7, 1997, and recorded in the Washington County, Maine, Registry of Deeds in Book 2203, Page 335, from Alton E. West to Alton E. West and Diane S. West; said point bears the reference line course and distance of N 34° 18' 15" E 75.14 feet from a point at the northeast corner of the concrete foundation underlying the dwelling situated on the herein described parcel, and bears N 78° 56' 38" W 83.88 feet from a point at the southwest corner of the concrete foundation underlying the dwelling situated on the land owned now (2003) by Harold and Ramona West. The straight line bearing and distance between the two referenced dwelling corners is N 69° 45' 13" E 132.88 feet and bears S 71° 14' 58" W 5.50 feet from a one-inch inside-diameter galvanized iron pipe found driven into the ground near the westerly side of the said Kansas Road, and extending about three feet above grade;

THENCE leaving the northerly line of the herein described parcel and running with and binding always on and along the westerly sideline of the Kansas Road 24.75 feet westerly of and parallel to the centerline of the said Kansas Road the bearing and distance of S 16° 57' 22" E 200.00 feet to a SECOND point also marked by a #4 re-rod, capped as above and driven into the ground. Said point bears S 37° 55' 04" E 163.82 feet from the above-described point at the northeast corner of the concrete foundation underlying the dwelling house now (2003) situated on the herein described parcel, and bears S 07° 47' 47" W 176.86 feet from the above-described point at the southwest corner of the concrete house foundation on land of the said Harold and Ramona West;

THENCE deflecting to the RIGHT and running for the FIRST of two lines of division now (2003) made across the land of Alton and Diane West S 71° 14' 48" W 215.00 feet to a point marked by a third #4 re-rod, capped as above, and driven into the ground;

THENCE deflecting to the RIGHT and running for the SECOND of the two lines of division now made across the land of West N 16° 57' 22" W 200.00 feet to a point marked by a FOURTH and final #4 re-rod, capped as above, and driven into the ground on and along the aforementioned northerly boundary line of the land of West, said northerly line also being the southerly boundary line of the land now (2003) owned and occupied by Douglas and Marilyn Dow (see Bk.567, Pg.80). Said point bears the reference line course and distance of S 87° 29' 55" W 161.40 feet from the above-described point at the northeasterly corner of the concrete foundation underlying the dwelling situated on the herein-described premises, and bears N 71° 14' 58" E 106.07 feet from the point marked by a second found one-inch inside-diameter galvanized iron pipe driven into the ground on and along the common West-Dow boundary line;

THENCE deflecting to the RIGHT and running with, and binding always on and along, the common West-Dow boundary line N 71° 14' 58" E 215.00 feet to the point of beginning. Orientation referenced to a magnetic meridian as of October 20, 2003. Said to contain 43,000 square feet, more or less.

EXCEPTING an easement for the placement of anchor(s) for utility pole(s) as now are in place on said property, together with the right to maintain said anchor(s).

Also conveying the well easement conveyed by Owen and Alice Beal by instrument dated March 19, 2004 and recorded in said Registry in Book 2856 Page 85."

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

WITNESS my hand and seal this 21 day of October, 2016.

*Eleanor O'Connor*  
Eleanor O'Connor, Personal Representative of the  
Estate of Eric Mitchell

STATE OF NEW YORK  
COUNTY OF Tompkins

October 21, 2016

Then personally appeared the above named Eleanor O'Connor in her said capacity and acknowledged the foregoing instrument to be her free act and deed, before me,

*Solveig K Croker*  
Notary Public

Solveig K Croker  
Type or Print Name of Official

**Solveig K. Croker**  
Notary Public, State of New York  
Registration no. 01CR6297137  
Qualified in Tompkins County  
Commission Expires February 18, 2018

Received  
Recorded Register of Deeds  
Oct 28, 2016 03:30:32P  
Washington County  
Sharon D. Strout