

**DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(TESTATE)**

SUSAN W. BENSON, having a mailing address of 121 Dinner Lake Avenue, Lake Wales, FL 33859, duly appointed and acting Personal Representative of the Estate of Winston C. Stanley, deceased (testate), as shown by the probate records of the Hancock County, Maine, Registry of Probate, Docket No. 2022-496, by the power conferred by law, and every other power, in distribution of the Estate, grants to **SUSAN W. BENSON**, having the aforementioned mailing address, being the person entitled to distribution by ARTICLE FOURTH of the Will of Winston C. Stanley, dated October 17, 2015, all such right, title, and interest as the said Winston C. Stanley died seized or possessed of in and to the land, together with the buildings and improvements thereon, situated in the Towns of **MOUNT DESERT** and **BAR HARBOR**, Hancock County, Maine, bounded and described as follows:

A certain lot or parcel of land, together with the improvements thereon, situated in the Towns of Mount Desert and Bar Harbor, Hancock County, Maine, further bounded and described as follows:

A certain lot of land lying in the Town of Mt. Desert, County and State aforesaid, and bounded and described as follows viz: It being lot numbered ninety four according to a plan of said town made by James Peters Surveyor and containing ninety two acres and thirty rods, more or less. Reserving and excepting the land on which the shop of Sibley P. Richardson now stands containing one hundred and twenty eight square feet.

EXCEPTING from the hereinabove described parcel of land the following parcels conveyed by Theodore M. Stanley and Winston C. Stanley in the following deeds recorded at the Hancock County Registry of Deeds:

1. to Marc D. Sevigny & Sara W. Pierce by Deed dated November 19, 1986, recorded in Book 1611, Page 109;
2. to Gilmore E. Stanley & Paul E. Stanley by Deed dated January 9, 1991, recorded in Book 1845, Page 470;
3. to Foye Malcolm Stanley & Lucy H. Stanley by Deed dated January 8, 1991, recorded in Book 1845, Pa 472;
4. to Theodore M. Stanley by Deed dated January 8, 1991, recorded in Book 1845, Page 474;

5. to Theodore M. Stanley by Deed dated January 8, 1991, recorded in Book 1845, Page 476;
6. to Theodore M. Stanley by Deed dated January 8, 1991, recorded in Book 1845, Page 478;
7. to Winston C. Stanley & Carol R. Stanley by Deed dated January 8, 1991, recorded in Book 1845, Page 480;
8. to Langill A. Stanley, Kathleen D. Hillman, Eric D. Stanley, Todd L. Stanley, Glenn P. Stanley and Kirk A. Stanley by Deed dated November 4, 2009, recorded in Book 5322, Page 32; and
9. to Langill A. Stanley, Kathleen D. Hillman, Eric D. Stanley, Todd L. Stanley, Glenn P. Stanley and Kirk A. Stanley by Deed dated November 4, 2009, recorded in Book 7057, Page 228.

The hereinabove described parcel of land of land is **SUBJECT TO** the following Easements of record (at the said) Registry of Deeds:

1. to Bangor Hydro-Electric Co. dated March 24, 1978, recorded in Book 1329, Page 346;
2. to New England Telephone & Telegraph dated October 22, 1986, recorded in Book 1609, Page 62;
3. to Bangor Hydro-Electric Co. dated December 22, 1986, recorded in Book 1619, Page 411; and
4. to New England Telephone & Telegraph dated October 22, 1986, recorded in Book 1716, Page 645.

For Grantor's source of title, reference may be had to the following deeds to Theodore Stanley and Winston C. Stanley recorded at the said Registry of Deeds:

1. from Harvey M. Stanley, dated September 30, 1974, recorded in Book 1203, Page 426;
2. from Dorothy Philbrook, dated August 26, 1986, recorded in Book 1604, Page 75;
3. from William Henry Peterson III, dated August 26, 1986, recorded in Book 1604, Page 76;
4. from Christiaan Peterson Curtis, dated August 26, 1986, recorded in Book 1604, Page 77;
5. from E. Wesley P. Peterson, dated August 26, 1986, recorded in Book 1604, Page 78;
6. from E. Wesley P. Peterson, Trustee under Wil of W. H. Peterson, dated August 26, 1986, recorded in Book 1604, Page 79;
7. from Susan Peterson Woodfin, dated September 3, 1986, recorded in Book 1604, Page 80;
8. from Susan Peterson Woodfin, dated September 3, 1986, recorded in Book 1604, Page 82;

9. from Lawrence H. Stanley, dated July 3, 1991, recorded in Book 1872, Page 61;
10. from Carolyn Babbidge, dated July 1, 1991, recorded in Book 1872, Page 62;
11. from Alan Stanley, dated July 29, 1991, recorded in Book 1876, Page 94;
12. from Nyla S. Bickford & Sheila S. Matthews, dated July 18, 1991, recorded in Book 1876, Page 95;
13. from Wayne Stanley, dated August 21, 1991, recorded in Book 1880, Page 520;
14. from Deloren Stanley, dated August 19, 1991, recorded in Book 1880, Page 657;
15. from Clayton Stanley, dated May 12, 2015, recorded in Book 6397, Page 294; and
16. deed to sever joint tenancy between Theodore Stanley and Winston C. Stanley dated June 13, 2022 and recorded in Book 7212, Page 136.

Reference may also be had to the Certificate and Abstract of the Will of Winston C. Stanley, dated December 19, 2022, and recorded in Book 7248, Page 333 in the said Registry of Deeds.

IN WITNESS WHEREOF, Susan W. Benson, Personal Representative as aforesaid, has executed this deed this 12th day of May, 2023.

Susan W. Benson

Susan W. Benson, Personal Representative of the Estate of Winston C. Stanley

STATE OF MAINE
COUNTY OF HANCOCK

May 12, 2023

Personally appeared the above-named Susan W. Benson, Personal Representative as aforesaid, and acknowledged before me the above instrument to be her free act and deed in her said capacity.

Michael Tadener

Notary Public

Michael Tadener

Printed Name

My commission expires:

Bar No. 4635