

DocId:18364237
TX:4235480

HARRY S. JONES, III

TRUSTEE'S DEED OF DISTRIBUTION

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I have in all respects acted in pursuance of the authority granted in and by said Trust; and (vii) the Trust has not been revoked, modified, amended or terminated in any way that would cause the representations contained in this certificate to be incorrect.

JENNIFER L. JONES

HANCOCK

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

Jennifer L. Jones

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

State of Maine
County of Hancock

March 6, 2023

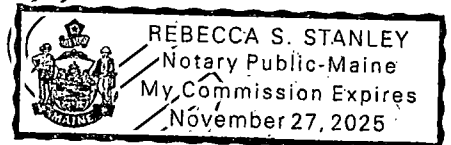
Then personally appeared the above-named **Jennifer L. Jones** and acknowledged the foregoing instrument to be her free act and deed, in her personal capacity and in her capacity as successor Trustee.

Before me,

Rebecca S. Stanley

Notary Public

Type or Print Name of Official



NOTARY

EXHIBIT "A"

Certain lots or parcels of land, together with improvements and buildings thereon, situated in 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 Revocable Trust u/a dated July 1, 2002, deed dated November 9, 2017, recorded in the Hancock County Registry of Deeds in Book 6861, Page 333, as follows:

A certain lot or parcel of land located in Ellsworth commonly known as: **360 Water Street, Ellsworth, Maine**, more particularly bounded and described as follows:

Beginning at an iron bolt in the east line of Water Street in said Ellsworth one rod and nineteen links south eight and three-fourths degrees west from the southwest corner of store; thence north sixty-four degrees ten minutes east in the line of land conveyed to Mrs. Susan H. Jordan five rods and thirteen and one-half links to a stake in the west line of said Mrs. Susan M. Jordan lot; thence north twenty-nine degrees ten minutes west in said west line of said Mrs. Jordan's lot three rods and thirteen links, more or less, to the south line of Deane Street; thence southwesterly in said south line of said Deane Street four rods and ten and one half links to an iron bolt in the east line of said Water Street; thence southerly in said east line of said Water Street three rods and seven links to the first mentioned bound, together with the buildings standing thereon; containing seventeen square rods, more or less, and being a part of the same premises described as conveyed to George H. Grant by John O. Kief by deed dated January 4, 1909 recorded in the Registry of Deeds for said County of Hancock in Book 456, Page 338 and all and the same described as conveyed in the warranty deed from the said George H. Grant to Walter J. Clark, Jr. dated October 30, 1915 and recorded in said Registry of Deeds, Book 520, Page 172.

Said premises is conveyed together with the stove, refrigerator, end heater, washer and dryer situated in the dwelling house located on the above described premises.

Meaning and intending to convey all and the same premises as conveyed from Joseph E. Morrison and Catherine S. Morrison to Harry S. Jones, III, and Elaine M. Jones, by deed dated October 27, 1978 and recorded in the Hancock County Registry of Deeds in Book 1335, Page 254.

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

PARCEL TWO: Bounded and described in a deed from Harry Jones a/k/a Harry S. Jones, III to Harry S. Jones, III Trustee of the Harry S. Jones Revocable Trust u/a dated July 1, 2002, deed dated April 23, 2020, recorded in the Hancock County Registry of Deeds in Book 7018, Page 687, as follows:

A certain lot or parcel of land located in Ellsworth commonly known as: **398 Water Street, Ellsworth, Maine**, more particularly bounded and described as follows:

"certain lots or parcels of land, together with all of the buildings thereon, situated in said Ellsworth and bounded and described as follows, to wit:

1st Lot. Beginning at the southwest corner of the lot herein conveyed and at the corner of Brick and Water Streets and running easterly on said Brick Street six rods more or less; thence northerly three rods and fourteen feet more or less to a private way leading from Water Street, thence westerly six rods more or less, following said private way to said Water Street, with a right of way in said private way, thence southerly three rods and fourteen feet more or less to the place of beginning.

2d Lot. Beginning at the northeast corner of the above described lot, thence running easterly to an iron bolt on Lot line; thence southerly on Lot line to stake and stone at the corner of said lot; thence westerly on Lot line to the southeast corner of the above described lot, owned and occupied by the said Reed; thence northerly to the place of beginning."

Said Agnes B. Lord died on September 9, 1981 and the said J. Donald Lord acquired title to the premises herein conveyed as surviving joint tenant.

The premises herein conveyed are a portion of the premises described in the deed from Gerald A. Lord and Donna M. Hill, Personal Representatives of the Estate of J. Donald Lord, to said Gerald A. Lord and Donna M. Hill dated January 2, 1990, and recorded in Book 1792, Page 431 of said Registry of Deeds.

Said premises herein conveyed are also described as follows:

Beginning at an iron pin, said pin being on the east line of Water Street and marking the northwest corner of a lot of land described as conveyed in a deed from Margaret A. Cunningham to J. Donald Lord and Agnes B. Lord, dated July 28 1944 and recorded in Hancock County, Maine, Registry of Deeds in Book 696, Page 437 (Lot #1); thence North seventy-eight degrees thirty minutes East (N. 78° 30' E.) ninety-nine (99) feet to an iron pin; thence North seventy-one degrees forty-two minutes ten seconds East (N. 71° 42' 10" E.) one hundred ninety-three and ninety-two hundredths (193.92) feet to an iron pin; thence South twenty-two degrees thirty minutes ten seconds East (S. 22° 30' 10" E.) eighty-four and seventy-five hundredths (84.75) feet

to an iron pin; thence south seventy-eight degrees twenty-seven minutes eleven seconds West (S. 78° 27' 11" W.) three hundred twenty-seven (327) feet to an iron pin, said pin being on the east line of said Water Street; thence following said line North six degrees nine minutes thirty-five seconds East (N. 6° 9' 35" E.) sixty-three and fifty hundredths (63.50) feet to the place of beginning.

Containing forty-eight hundredths (0.48) acres.

Together with all right, title and interest in and to the area adjacent to said premises extended to the center line of Water Street, subject to the rights of the public therein.

Reference is had to survey plan entitled "Survey of Lord Property, Ellsworth, Maine" dated February, 1990 by Stephen E. Downey, RLS. The courses in said description are with reference to magnetic North 1990.