

DEED OF SALE BY PERSONAL REPRESENTATIVE

DLN#: 1002140161603

DARREN GINNA CRISPIN, having a mailing address of 600 Fowler Avenue, Berwick, Pennsylvania 18603, duly appointed and acting Domiciliary Foreign Personal Representative of the ESTATE OF FRANCES ANITA CRISPIN, also known as ANITA CRISPIN, whose will was duly admitted to probate in the Probate Court for Hancock County, Maine, and 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 by the power conferred by the Probate Code, and every other power, for consideration paid, GRANTS to LAWRENCE E. SPRINGER, having a mailing address of 29 Heritage Lane, Bangor, Maine 04401, the land, together with the improvements thereon, in Blue Hill, Hancock County, Maine, bounded and described as follows:

FIRST LOT: Beginning at a granite monument marked "N" on the Southerly side of Route 175 at the northeasterly corner of land of R.W. Beck, described in a deed from Roy Allen to H. Margaret Norcross recorded at the Hancock County Registry of Deeds in Book 635, Page 215 (said premises is also described in a will of Margaret Norcross, an abstract of which is recorded at said Registry of Deeds in Book 1106, Page 492);

Thence South 18° 17' East along the easterly sideline of said land of Beck 1028.05 feet, more or less, to an iron pin in a boulder on the bank of Blue Hill Bay;

Thence continuing on the same course (S. 18° 17' E.) 30 feet, more or less, to the high water mark of Blue Hill Bay;

Thence in a generally northeasterly direction by and along the high water mark of Blue Hill Bay 562 feet, more or less, to an iron bolt set in a

second boulder at the mouth of a small brook at SECOND LOT described below;

Thence South 83° 10' West, along said SECOND LOT 84.04 feet, more or less, to an iron rod;

Thence North 5° 04' West along said SECOND LOT 929.10 feet, more or less, to an iron rod by the southerly sideline of Route 175, (Said iron rod bears, as a tie line, North 50° 31' East of and 538.46 feet, more or less, from the granite monument at the point of beginning);

Thence North 5° 04' West 25 feet, more or less, to the centerline of Route 175;

Thence in a generally southwesterly direction, by and along the centerline of Route 175, to a point which bears North 18° 17' West from the granite monument at the point of beginning;

Thence South 18° 17' East 28 feet, more or less, to the point of beginning.

Containing 9.5 acres, more or less:

Further conveying all of the Grantors' right, title and interest in and to the shore and flats adjacent to the above-described lot, lying between extensions of its westerly sideline and a line running South 20° East from the bolt in a boulder at the mouth of said small brook, to low water line of Blue Hill Bay.

This conveyance is made subject to the rights of the public in and to so much of the above-described premises as is located within the limits of Route 175.

Being a portion of land described in a deed from Bert J. Henrikson to Edward S. and Constance W. Rendall dated July 11, 1958, recorded at the Hancock County Registry of Deeds in Book 821, Page 327.

SECOND LOT: Beginning at a rod set on the southerly sideline of Route 175 at the most northerly corner of FIRST LOT described above;

Thence South 5° 04' East along the easterly sideline of FIRST LOT 929.10 feet, more or less, to an iron rod;

Thence North 83° 10' East along FIRST LOT 84.04 feet, more or less, to an iron bolt set in a boulder at the mouth of a small brook;

Thence in a generally northerly direction, by and along the center of said brook marking the boundary line with remaining land of Edward S. and Constance W. Rendall to the point where said brook crosses the centerline of Route 175;

Thence in a generally southwesterly direction, by and along the centerline of said Route 175 to a point North 5° 04' West of the point of beginning at the most northerly corner of FIRST LOT described above;

Thence South 5° 04' East, along the easterly sideline of FIRST LOT, 25 feet, more or less, to the point of beginning.

Subject to the rights of the public in and to so much of the above-described premises as lies within the limits of Route 175.

Being a portion of premises described in a deed from Bert J. Hendrikson to Edward S. and Constance W. Rendall dated July 11, 1958, recorded at the Hancock County Registry of Deeds in Book 821, Page 327.

The above described SECOND LOT was subject to life estates reserved for the benefit of Edward S. Rendall and Constance W. Rendall. These life estates are extinguished, Edward S. Rendall having died on December 2, 2006 and Constance W. Rendall having died on May 3, 1998.

By acceptance of this deed the Grantees will agree, for themselves, their heirs and assigns forever, to the following restrictive covenants (not conditions subsequent) applicable to both FIRST LOT and SECOND LOT (except as otherwise stated):

1. The Premises shall be used for single-family residential purposes only and in no event shall the premises or any portion thereof be used for commercial or manufacturing purposes; provided, however, that this restriction shall not prohibit a lease of the premises for residential or nonintensive agricultural purposes or the use of a portion of the premises as an office or studio by a doctor, dentist, lawyer, architect, accountant or other professional person resident in the dwelling located upon said premises.

2. Except as stated herein, the premises shall not be subdivided.

3. No trailer or mobile home shall be placed on the premises.

4. These restrictions shall run with the land and shall be binding upon the Grantees, their heirs and assigns forever, and shall be appurtenant to remaining land of Edward S. and Constance W. Rendall (located easterly of premises herein conveyed), and each and every part thereof.

Courses and distances are in accordance with a survey plan made by Sage Collins, R.L.S., entitled "Survey for Edward S. and Constance W. Rendall, South Blue Hill, Maine", dated October 7, 1984, revised 7-31-84 and 10-31-84, to be filed at the Hancock County Registry of Deeds.

The premises are also conveyed together with and subject to the covenants and restrictions set out in an Agreement between Edward S. Rendall and Constance W. Rendall and Lawrence Temeles and Margaret Stewart Temeles, dated January 11, 1985, recorded at the Hancock County registry of Deeds in Book 1525, Page 242.

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Lawrence Temeles and Margaret Stewart Temeles to Bill Crispin and Anita Crispin, as joint tenants, dated August 31, 1995 and recorded in the Hancock County Registry of Deeds in Book 2431, Page 123. Anita Crispin acquired title in part as surviving joint tenant, Bill Crispin, also known as William Overlock Crispin, having died January 5, 2001.

Frances Anita Crispin died testate July 3, 2007. Darren Ginna Crispin was appointed Domiciliary Foreign Personal Representative of Frances Anita Crispin's estate by the Hancock County Probate Court. See Docket No. 2008-238.

In witness whereof, Darren Ginna Crispin, in his capacity as Personal Representative of the Estate of Frances Anita Crispin, deceased, has set his hand and seal this 7th day of Sept., 2021.


Darren Ginna Crispin, Personal Representative of Estate of Frances Anita Crispin

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Columbia

September 7, 2021

Then personally appeared the above named DARREN GINNA CRISPIN, in his said capacity, and acknowledged the foregoing to be his free act and deed.

Before me,

Jeanne E Briggs
Notary Public

Print name of Notary

Jeanne E Briggs

My commission expires:

12/24/2021

Commonwealth of Pennsylvania - Notary Seal
Jeanne E. Briggs, Notary Public
Columbia County
My Commission Expires December 24, 2021
Commission Number 1280970

HARRISBURG
COLUMBIA COUNTY