

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL BY THESE PRESENTS that **Colby A. Young**, duly appointed and acting personal representative of the **ESTATE OF SARA E. YOUNG, deceased, testate**, as shown by the probate records of 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 **WALTER H. MULLIKIN** and **LISA E. MULLIKIN**, whose mailing address is 200 Silver Fox Lane, Downingtown, Pennsylvania 19335, as joint tenants, the real estate in Corea Village, Town of Gouldsboro, County of Hancock, State of Maine, together with all improvements thereon, more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 22 day of August, 2006.

Signed, Sealed and Delivered
in presence of:

Barbara Bragdon
Witness

Colby A. Young
Colby A. Young

STATE OF MAINE

County of Hancock

22 Aug., 2006

Then personally appeared the above named Colby A. Young in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Barbara Bragdon
Notary Public/Attorney at Law

Barbara Bragdon
(print or type name)

SEAL

BARBARA BRAGDON
Notary Public, Maine
My Commission Expires June 5, 2011

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land in the Corea section of the Town of Gouldsboro, County of Hancock, State of Maine, bounded and described as follows:

Beginning at an unmarked point on and along the centerline of the traveled way of the 50- called "Francis Pound Road" in the said Corea section;

THENCE leaving said centerline and running the magnetic course of (South $11^{\circ} 46' 03''$ East) to a point marked by a number four (4) iron concrete reinforcing rod, hereinafter called a re-rod, capped with a plastic surveyor's cap stamped "MAYHEW-PLS 1331" and driven into the ground, said point

(A) bears North $83^{\circ} 33' 06''$ West 26.64 feet from a point at the center top a galvanized iron ring bolt set in ledge and serving as a guy anchor for a utility pole, and

(B) bears South $6^{\circ} 43' 05''$ West 63.02 feet from the center top of an iron water well casing set in the ground on the land of one Adison Burky, and

(C) bears South $43^{\circ} 12' 29''$ East 218.46 feet from a point at the center of a solid iron rod set in a drill hole in ledge broken off flush with grade and which said iron rod is at the west most corner of the parcel of land owned by Barbara Graig, by her deed dated June 11, 1984, and recorded in the Hancock County Maine, Registry of Deeds in Book 1500, page 538 and

(D) bears South $24^{\circ} 12' 17''$ East 94.88 feet from the point marked by an iron, capped (#4) re-rod found driven into the ground near the westerly side of Corea harbor and marking the east most monument maker of the land of the above mentioned Barbara Graig;

THENCE passing through said point and running for the following three (3) lines of division made in 2004 as follows:

(1) South $11^{\circ} 46' 03''$ East 82.76 feet to a point marked by a short (#4) re-rod capped as before and set in a $\frac{1}{2}$ inch diameter drill hole in ledge outcrop; thence deflecting $99^{\circ} 38' 13''$ to the RIGHT and running

(2) South $87^{\circ} 52' 10''$ West 188.89 feet to a point marked by a similar (#4) re-rod capped as above and driven into the ground; thence deflecting $74^{\circ} 02' 09''$ to the RIGHT and running

(3) North $18^{\circ} 05' 41''$ West 147.03 feet to a point marked by a fourth and final (#4) re-rod capped "MAYHEW" -PLS 1331" and driven into the ground near the intersection of the said "Francis Pound Road" with so-called Cranberry Point Road, (also known as Fire Road #690) said point

(A) bears the tie line course and distance of North $76^{\circ} 37' 39''$ West 223.61 feet from the first above described (#4) re-rod capped and set in the ground and

(B) bears North 77° 18' 58" West 38.24 feet from a point marked by a (1/2" diameter) drill hole set in ledge outcrop on lawn area of land of the Grantor herein and

(C) bears South 32° 18' 16" West 127.20 feet from the above described point at the center of the broken off solid iron rod flush with grade which marks the west most corner monument of the land of the above cited Barbara Graig (Book 1500, page 538);

THENCE deflecting 58° 31' 58" to the LEFT and running North 76° 37' 39" West to an unmarked point on and along the centerline of the traveled way of the asphalt surface of the said Cranberry Point Road; thence northerly and easterly along the centerline of said Cranberry Point Road to the intersection with the centerline of said Francis Pound Road and thence easterly along the centerline of said Francis Pound Road to the point of beginning.

Together with, as appurtenant to the above described parcel, in common with the Grantor herein, his successors and assigns, a right of way over an existing six (6) foot wide right of way located near the easterly sideline of the parcel herein granted and extending from said Francis Pound Road to Corea Harbor, and the right to use the beach area between the parcel and the waters of Corea Harbor for private recreational use.

This conveyance is subject to the rights of others over Francis Pound Road and Cranberry Point Road.

Grantor's source of authority is as personal representative duly appointed in the last will and testament of Sara E. Young, dated July 27, 1973 and probated in the Hancock County Probate Court on February 9, 1999. Reference may also be had to the certificate and abstract recorded in Book 2807, page 618 of the Hancock County Registry of Deeds.

The premises being conveyed includes the real estate conveyed in the following deeds: (a) from Nathaniel Young to Winslow Young dated July 25, 1900, and recorded in said Registry in Book 352, Page 231; (b) from Edward Newstream to Winslow Young dated July 25, 1900, and recorded in said Registry in Book 352, Page 233; and (c) from Arnold S. Francis et al to Clifford Young and Sara Young as joint tenants dated August 18, 1969, and recorded in said Registry in Book 1084, Page 68.

Winslow Young died November 20, 1939, intestate, leaving Calla Young his surviving spouse and Clifford F. Young his sole child and sole heir at law. Calla Young died September 30, 1949, intestate, leaving no surviving spouse the said Clifford F. Young as her sole heir at law. Clifford F. Young died September 10, 1974, and by his will duly probated in Hancock County Probate Court devised his entire estate to his surviving spouse, Sara E. Young.

③ E/RET; N. DANE, ESQ