

**PERSONAL REPRESENTATIVE'S DEED OF SALE**DLN: 1002240182733

**DORIS G. WESTBY**, of State College, Pennsylvania, having a mailing address of 510 West Fairmount Avenue, State College, PA 16801, duly appointed and acting Domiciliary Foreign Personal Representative of the **ESTATE OF DAVID L. WESTBY**, deceased (testate), as shown by the probate records of the Hancock County, Maine, Registry of Probate, Docket No. 2021-448, 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 DAVID SILVERMAN** of Holden, Maine, whose mailing address is P.O. Box 572, Holden, ME 04429, the real property in Ellsworth, Hancock County, Maine, bounded and described in **EXHIBIT A** attached hereto and incorporated herein.

WITNESS her hand and seal this 3<sup>rd</sup> day of February, 2022.

Doris G. Westby  
Doris G. Westby, Domiciliary Foreign Personal  
Representative of the Estate of David L. Westby

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF Centre

February 3, 2022

Personally appeared the above-named Doris G. Westby, Domiciliary Foreign Personal Representative as aforesaid, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity.

Nancy R. Weaver  
Notary Public

Nancy R. Weaver  
Printed Name

Commonwealth of Pennsylvania - Notary Seal  
Nancy R. Weaver, Notary Public  
Centre County  
My commission expires September 24, 2022  
Commission number 1285917  
Member, Pennsylvania Association of Notaries

My commission expires:

9/24/2022

**EXHIBIT A**

A certain lot or parcel of land situated in the City of Ellsworth, Hancock County, State of Maine, being more particularly described as follows:

Lot 10 as shown on a plan entitled "Final Subdivision Plan Northeast Cove Estates Phase II, Keiser Road and West Shore Drive - Ellsworth, Maine" prepared by Plisga & Day Land Surveyors, dated April 10, 1998, and recorded in the Hancock County Registry of Deeds on July 13, 1998, as Map File 28 Page 177, to which Plan reference is hereby made for more particular description.

Also conveying a right of way in common with the Grantors and others, over and across West Shore Drive (now known as Benoit Drive) as shown on said Plan, and said lots are conveyed subject to any matters shown or delineated on said Plan.

The above premises are conveyed subject to the terms and conditions set forth on said Plan recorded at the Hancock County Registry of Deeds in File 28, Item 177, together with a right-of way for all purposes in common with others 50 feet in width over the so-called Keiser Road, as the same now presently exists.

The above premises are conveyed expressly subject to the terms and conditions of the Declaration of Covenants and Restrictions of Northeast Cove Estates, Phase II, recorded in said Registry in Volume 3644, Page 329.

For Grantor's source of title reference may be had to the deed from Jefferson D. Clark to David L. Westby dated December 9, 2005 and recorded in Book 4370, Page 78.