



OR BK 6574 PGS 141 - 142
INSTR # 2016006861
HANCOCK COUNTY, ME

06/01/2016 01:25:48 PM
JULIE A. CURTIS
REGISTER OF DEEDS

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS, that We, Peter C. Beerits and Christopher J. Beerits, whose mailing address is c/o Christopher J. Beerits, PO Box 23, Alna ME 04534, duly appointed and acting Co-Personal Representatives of the Estate of Janet P.R. Beerits, deceased (testate), as shown by the probate records of the County of Hancock, State of 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, grant to William Love and Agnes Love, husband and wife, whose mailing address is PO Box 352, Blue Hill ME 04614, as joint tenants, a certain lot or parcel of land, together with all buildings thereon, situated in Deer Isle, Hancock County, Maine, in that part of said Town known as Mountainville and bounded and described as FIRST LOT in deed from Cecile Conary to Janet P.R. Beerits and Henry C. Beerits, dated January 13, 1972 and recorded with the Hancock County Registry of Deeds in Book 1134, Page 424 as follows:

"FIRST LOT: Beginning (at an iron pipe in the ground at or near the northerly sideline of the public highway leading from Deer Isle Village to Sunshine at land of Merton Eaton (said iron pipe being located on a line agreed upon as the boundary between land of the Grantor on the west and land of said Merton Eaton on the east); thence North $81^{\circ} 34'$ West three hundred twenty-four and one hundredth (324.01) feet along the approximate northerly sideline of said highway to an angle; thence North $63^{\circ} 16'$ West one hundred ninety and seventy-four hundredths (190.74) feet along the approximate northerly sideline of said highway to an iron pipe in the ground at land of Grantor; thence North $16^{\circ} 41'$ East three hundred thirty-eight and forty-seven hundredths (338.47) feet along land of the Grantor to an iron pipe in the ground at land of Everett Conary; thence South $73^{\circ} 50'$ East for hundred ninety-five and ninety-four hundredths (495.94) feet along land of Everett Conary and land of Merton Eaton to an iron pipe in the ground at land of said Eaton (on the aforementioned boundary agreement line); thence South $14^{\circ} 31'$ West three hundred thirty (330) feet along said boundary agreement line to the place of beginning, containing 4.05 acres, more or less; and the courses refer to magnetic North 1971."

There is also hereby conveyed all of the Grantor's right, title and interest in and to the area between the southerly sideline of the lot hereby conveyed and the center of said public highway, subject to the rights of the public in said public highway.

The above described lot is a portion of property conveyed by the following deeds:

- (1) From Henry C. Beerits and Janet P.R. Beerits to Henry C. Beerits and Janet P.R. Beerits, as tenants in common, dated December 30, 1994 and recorded with said Registry of Deeds in Book 2349, Page 258; and

(2) Deed of Distribution from Janet P.R. Beerits and The First, N.A. as Co-Personal Representatives of the Estate of Henry C. Beerits to Janet P.R. Beerits, dated January 28, 2010 and recorded with said Registry of Deeds in Book 5372, Page 174.

Reference is also made to plan entitled "Property Surveyed for Henry C. Beerits, known as Mountainville Deer Isle, Maine" dated October 1971 by Richard A. Buxton, R.L.S., recorded with said Registry of Deeds in Plan Book 12, Page 102.

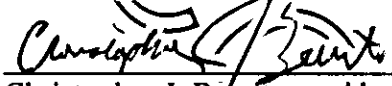
EXCEPTING HEREFROM AND NOT HEREBY CONVEYING the portion thereof described as PARCEL III in deed from Janet P.R. Beerits to Peter C. Beerits, dated November 21, 2008 and recorded with said Registry of Deeds in Book 5096, Page 323.

Reference is made to utility easement granted to Christopher J. Beerits by Christopher J. Beerits and Peter C. Beerits as Personal Representatives of the Estate of Janet P.R. Beerits, to be recorded with Hancock County Registry of Deeds and to "Plan Showing a Standard Boundary Survey for Peter C. Beerits" prepared by Due North LLC Land Surveying and Mapping Services, to be recorded with said Registry of Deeds.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS our hands and seals this 1st day of June, 2016.


Peter C. Beerits

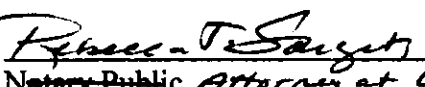

Christopher J. Beerits

Co-Personal Representatives of the
Estate of Janet P.R. Beerits

STATE OF MAINE
HANCOCK, ss.

June 1, 2016

Then personally appeared the above named Christopher J. Beerits in his said capacity and acknowledged the foregoing instrument to be his free act and deed, before me,


Notary Public Attorney at Law
46 Bar #6930

② - 2 NM
Ret/Lambert
Coffin