

DEED OF DISTRIBUTION

KNOW ALL MEN BY THESE PRESENTS, that I, JESSICA DHEERE a/k/a JESSICA J. DHEERE, whose mailing address is 580 Balboa St, Sebastian FL 32958, duly appointed and acting Personal Representative of the Estate of JOAN ALICE DHEERE, deceased, testate, a Notice of Appointment of Domiciliary Foreign Personal Representative having been filed with the Hancock County, Maine, Probate Court, Docket No. 2022- 474, by the power conferred by law, and every other power in distribution of the estate, grant to JESSICA DHEERE, whose mailing address is 580 Balboa St, Sebastian FL 32958, being the person entitled to distribution, the land, with any improvements thereon, in Deer Isle, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

Witness my hand this 19 day of December, 2022.

ESTATE OF JOAN ALICE DHEERE

By: Jessica Dheere, Personal Representative

STATE OF FLORIDA

Indian River County, ss.

December 19, 2022

Personally appeared the above named Jessica J. Dheere, Personal Representative of the Estate of Joan Alice Dheere, and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me,

Notary Public

Type or print name: Ethan Conwell

Commission Expires: 10/18/2026



ETHAN CONWELL
Commission # HH 323124
Expires October 18, 2026



ETHAN CONWELL
Commission # HH 323124
Expires October 18, 2026

Exhibit A

Two certain lots or parcels of land located in Sunshine, Town of Deer Isle, Hancock County, Maine, described as follows:

FIRST PARCEL

"Beginning at a post at the northeast corner of the lot, thence running in a westerly direction thirteen and one-half (13-1/2) rods to a clump of birch trees; thence northerly thirty-three (33) feet to a stone wall; thence westerly twenty-five (25) feet to a stump; thence southerly one hundred twenty-five (125) feet to a boulder in the ground; thence easterly two hundred seventy-four (274) feet to a post; thence northerly one hundred thirty (130) feet to the place of beginning. Said lot is bounded on the North by land of Eugene H. Eaton, on the West by land of Marshall L. Rice, on the South and East by land formerly of Carrie G. Thompson, now of Marshall L. Rice.

Together with a right-of-way for all purposes of a way from the above conveyed premises to the Town Road.

Meaning and intending to convey, and hereby conveying, all and the same premises described as conveyed in deed of Woodrow P. Cousins to the Grantors herein dated January 7, 1963 and recorded in Book 924, Page 428 of the Hancock County, Maine, Registry of Deeds."

For Grantor's source of title, see deed from Eugene H. Eaton and Ernestine F. Eaton to Joan Dheere dated December 8, 1986 and recorded in book 1613, Page 209 of the Hancock County Registry of Deeds.

The said Eugene H. Eaton died January 9, 1990; see Certificate of Discharge of Estate Tax Lien recorded in Book 2212, Page 290 of said Registry; and the said Ernestine F. Eaton died May 10, 2008; thereby terminating an easement in gross over this parcel.

SECOND PARCEL

"Beginning at the southeasterly corner of property now or formerly owned by Woodrow Cousins, thence north 13 degrees 33 minutes 54 seconds east along the easterly boundary of the property of Woodrow Cousins a distance of 163 feet to a point. Thence easterly along the northerly boundary of the property conveyed to Marshall L. Rice and Olive C. Rice by Kenneth W. Blaisdell a distance of 50 feet to a point. Thence along the westerly boundary of the property conveyed to Marshall L. Rice and Olive C. Rice by Kenneth W. Blaisdell to the point of beginning."

For Grantor's source of title, see deed from Eugene Eaton to Joan Dheere dated December 8, 1986 and recorded in book 1613, Page 211 of the Hancock County Registry of Deeds.

BOTH PARCELS were subject to an easement given by Joan Dheere to Kathryn Jean Schrock dated September 13, 2021 and recorded in Book 7154, Page 600 of said Registry, which easement has been released by instrument recorded substantially this same date.

③ #2 Ref. Valerie Chriasson