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Attorneys and Counselors at Law

October 29, 2025

Sonya L. Mitchell
168 Goose Cove Road
Trenton, ME 04605

Re: Estate of Kenneth P. Mitchell

Dear Sonya:

On this one-year anniversary of Ken's passing, I want you to know that you are in our thoughts.

Enclosed with this correspondence, please find the Deed of Distribution for both properties in Trenton that have been transferred to Kenneth's Estate. This deed serves as the essential source document you will need when you are ready to list the properties for sale.

Best regards.

Sincerely,

JONES, KURILOFF & SARGENT, LLC



Rebecca S. Stanley
PROBATE AND REAL ESTATE PARALEGAL
Email: becca@jks.legal

Enclosure


DEED OF DISTRIBUTION
Office Use Only DLN: 3314648

KNOW ALL MEN BY THESE PRESENTS, That **SONYA MITCHELL**, whose mailing address is 168 Goose Cove Road, Trenton, ME 04605, duly appointed and acting Personal Representative of the **ESTATE OF CARLTON L. MITCHELL, SR.**, deceased (testate), as shown by the probate records of the County of Hancock, State of Maine, by the powers conferred by law, and every other power, (in distribution of the estate), **GRANTS** to **SONYA MITCHELL**, whose mailing address is 168 Goose Cove Road, Trenton, ME 04605, duly appointed and acting Personal Representative of the **ESTATE OF KENNETH P. MITCHELL**, deceased (intestate), as shown by the probate records of the County of Hancock, State of Maine, **being the entity entitled to distribution**, certain lots or parcels of land, together with all buildings and improvements thereon, located in **Trenton**, County of Hancock, State of Maine, more particularly bounded and described in the Exhibit A attached hereto and made part of hereof.

The Estate of Carlton L. Mitchell, Sr. is probated in the Hancock County Registry of Probate Court, Docket No. 2024-322. Sonya L. Mitchell was appointed the alternate Personal Representative of the Estate on October 1, 2025. The Certificate and Abstract is recorded in the Hancock County Registry of Deeds in Book 7409, Page 23.

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

WITNESS my hand and seal this 15th day of October, 2025.




Sonya L Mitchell
Personal Representative of the
Estate of **Carlton L. Mitchell, Sr.**

STATE OF MAINE
COUNTY OF HANCOCK

October 15, 2025

Then personally appeared the above-named **Sonya L Mitchell** in her said capacity and acknowledged the foregoing instrument to be her free act and deed,

Before me,


Notary Public

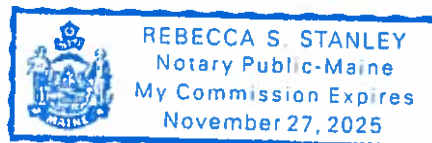


EXHIBIT "A"
364 Goose Cove Road, Trenton

Certain lots or parcels of land together with any buildings or improvements thereon situated in **Trenton**, Hancock County, Maine which premises are more particularly described as follows:

PROPERTY ONE: Bounded and described in a deed from Carlton L. Mitchell, Jr. to Carlton L. Mitchell, Sr. and Gloria E. Mitchell, dated October 30, 1995, recorded in the Hancock County Registry of Deeds in Book 2457, Page 006, as follows:

A parcel of land situated in the Town of Trenton, in the County of Hancock, being on the southerly side of the Goose Cove Road so-called, starting at the northeast corner of the Grantor; thence running South eighteen degrees West (S 18° W) two hundred and sixty-six feet (266') to a corner; thence running North thirty-eight degrees West (N 38° W) four hundred and ten feet (410') to a corner on the east side of Route 230; thence running North seventy-five degrees East (N 75° E) two hundred and eighty-five feet (285') to a corner on the south side of the Goose Cove Road; thence running easterly on the south side of the Goose Cove Road one hundred and sixty feet (160') back to the place of beginning.

Full title to the above-described premises vested in Carlton L. Mitchell, Sr. as the surviving joint tenant following the death of Gloria E. Mitchell on February 12, 2018.

PROPERTY TWO: Bounded and described in a Deed of Distribution by Sonya L. Mitchell, Personal Representative for the Estate of Gloria Elaine Mitchell to Sonya L. Mitchell, Personal Representative for the Estate of Carlton L. Mitchell, dated October 15, 2025, recorded in the Hancock County Registry of Deeds in Book 7411, Page 957.

FIRST PARCEL: Bounded and described in a deed from Russell W. Dearing to Margaret Bamberger dated September 13, 1977 recorded in the Hancock County Registry of Deeds in Book 1303, Page 336, as follows:

Beginning at a point on the Northerly or Northwesterly side of the Town Road, said point marking the Southeast corner bound of a certain lot or parcel of land described as conveyed in the deed from the Grantor herein and Ruth Dearing to Forrest Shorey and Ruth Shorey dated June 21, 1972 and recorded in Book 1145, Page 63 of the Hancock County Registry of Deeds; thence in a general Northwesterly direction and always following the Southerly sideline of land of said Shorey two hundred (200) feet to a point marked by an iron pipe driven in the ground for a corner; thence in a general Northeasterly direction two hundred (200) feet to a point marked by an iron pipe set in the ground for a corner; thence in a general Southeasterly direction two hundred (200)

feet to a point on the Northerly or Northwesterly sideline of said Town Road; thence in a general Southerly or Southwesterly direction two hundred (200) feet to the point of beginning.

SECOND PARCEL: Bounded and described in a deed from Amanda B. Phelps to Margaret P. Bamberger dated July 31, 1972, recorded in the Hancock County Registry of Deeds in Book 1149, Page 107 and being a certain lot or parcel of land situated on the road leading from Ellsworth to Oak Point in the Town of Trenton, Hancock County, Maine, and bounded and described as follows:

Beginning at a point on the highway aforesaid on the Northern line of the Phelps lot and running northerly on said road to Goose Cove road; thence running Southeasterly on the Goose Cove road to the Phelps land aforesaid; thence following the line of the Phelps land Southwesterly to the point of beginning, and being the lot of land mortgaged by Vinal C. Frazier to Irene W. and Wm. Pomroy by mortgage deed, recorded in Hancock County Registry of Deeds, Volume 472, Page 367, and assigned by Irene W. Pomroy to Ada L. Preble August 15, 1921, and foreclosed by Ada L. Preble by publication in the Ellsworth American.