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KNOW ALL MEN BY THESE PRESENTS:

that I, CHARLES J. HURLEY, of Ellsworth, County of Hancock, State of Maine, Executor of the last will and testament of MARY C. STUART, late of Ellsworth, County of Hancock, State of Maine, deceased, testate, by virtue of the authority to me given by the said MARY C. STUART in her last will and testament, in the capacity of Executor, as aforesaid, and in consideration of NINE THOUSAND DOLLARS (\$9,000.00) to me paid by CHARLES K. FOSTER, JR. and RUTH S. FOSTER, husband and wife, both of Ellsworth, aforesaid, the receipt whereof is hereby acknowledged, do hereby SELL and CONVEY unto the said CHARLES K. FOSTER, JR. and RUTH S. FOSTER, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, the following described real estate, which was the property of the said MARY C. STUART, situated in Ellsworth, County of Hancock, State of Maine, and bounded as follows:

3/4 in common and undivided of a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of State Street in Ellsworth, Hancock County, Maine, and bounded and described as follows, to wit:

The homestead property of the late Ann Stuart, formerly the homestead of the late Arno Wiswell and being all and the same premises described as conveyed in the deed from Andrew P. Wiswell, Administrator of the estate of Arno Wiswell, to Ann Stuart, dated April 28, 1883, recorded in Book 187, Page 532 of the Hancock County Registry of Deeds, in the deed from Sarah P. Wiswell to Ann Stuart, dated April 28, 1883, recorded in Book 187, Page 531 of said Registry, and in the deed from Julia J. Redman to Ann Stuart, dated October 31, 1890, recorded in Book 425, Page 59 of said Registry, to which deeds and the records thereof express reference is hereby made for a more particular description of said premises.

Excepting and reserving out of said premises and not conveying a lot or parcel of land described as conveyed in the deed from Ann Stuart to Julia J. Redman, dated October 31, 1890, recorded in Book 248, Page 388 of said Registry.

Ann Stuart died intestate November 8, 1908, leaving as her only heirs-at-law, Mary C. Stuart, John A. Stuart, Alexander D. Stuart and George B. Stuart.

George B. Stuart died intestate June 5, 1929, leaving as his only heir-at-law, Donald Stuart.

Alexander D. Stuart died testate July 8, 1901 and devised his interest in the above mentioned real estate to Mary C. Stuart and John A. Stuart, an abstract of his Will being recorded in Book 681, Page 557 of the Hancock County Registry of Deeds.

Donald Stuart conveyed his interest in the above entitled real estate to Mary C. Stuart and John A. Stuart by deed dated April 7, 1942, recorded in Book 686, Page 150 of said Registry.


John A. Stuart died intestate April 21, 1948, leaving as his only heirs-at-law, Mary C. Stuart, sister, and Donald Stuart, nephew, Mary C. Stuart being vested as of the date of her death with three-fourths in-common and undivided of the above-mentioned real estate.

Together with any and all right, title and interest of the said MARY C. STUART, in and to any property on the west side of State Street between the south line of the property above described and the north line of the property of Margaret M. Coolidge.

TO HAVE AND TO HOLD the above-granted premises unto the said CHARLES K. FOSTER, JR. and RUTH S. FOSTER, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them, forever. And I, the said CHARLES J. HURLEY, in my said capacity, do hereby covenant to and with the said CHARLES K. FOSTER, JR. and RUTH S. FOSTER, their heirs and assigns, that I am the lawful Executor of the last will and testament of the said MARY C. STUART; that I have power under said will to sell as aforesaid; and that in making this conveyance, I have in all respects, acted in pursuance of the authority granted in and by the said last will and testament.

IN WITNESS WHEREOF, the said CHARLES J. HURLEY, in my said capacity of Executor as aforesaid, have hereunto set my hand and seal, this seventh day of March in the year of our Lord one thousand nine hundred and sixty-one.

Signed, sealed and delivered
in presence of


Charles J. Hurley, Executor of
the Will of Mary C. Stuart

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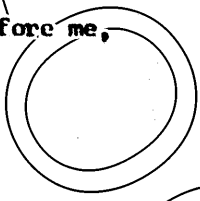
STATE OF MAINE

HANCOCK, SS.

March 7, 1961

Then personally appeared the above-named CHARLES J. HURLEY and acknowledged the above instrument to be his free act and deed in his said capacity.

Before me,



Adam Clush
Notary Public

STATE OF MAINE HANCOCK COUNTY REGISTRY OF DEEDS.
Rec'd Mar. 8, 1961 at 10:41 A.M. and recorded in book 880 Page 430
by *Jessie B. Patten* Registrar

HANCOCK COUNTY