

DEED OF DISTRIBUTION

ASHLEY CAROL BILLINGS of Gouldsboro, Hancock County, Maine, duly appointed and acting Personal Representative of the Estate of Michael D. Smith, deceased, whose will was duly admitted to probate in the Probate Court for Hancock County, Maine, by the power conferred by law, and every other power (in distribution of the estate) grants to **ASHLEY CAROL BILLINGS**, whose mailing address is 98 Summer Harbor Road, Gouldsboro, Maine 04607, and to **AMANDA PRESTON**, whose mailing address is 653 Kennebec Road, Machias, Maine 04654, as TENANTS-IN-COMMON, being the persons entitled to distribution,

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Lamoine, Hancock County, State of Maine, bounded and described in a deed from Michael D. Smith, Personal Representative of the Estate of Amy Guillan, to Michael D. Smith dated February 1, 2022, and recorded in the Hancock County Registry of Deeds in Book 7187, Page 684, which description is set out in Exhibit A hereto and incorporated herein by reference.

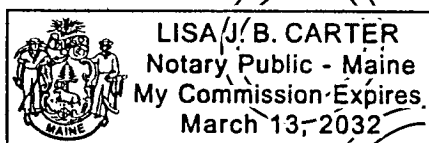
WITNESS my hand and seal this 5 day of NOVEMBER, 2025.


Ashley Carol Billings, Personal Representative
of the Estate of Michael D. Smith

STATE OF MAINE
COUNTY OF HANDEK, ss.

11/5, 2025

Personally appeared before me the above-named **Ashley Carol Billings**, Personal Representative of the Estate of Michael D. Smith, and acknowledged the foregoing instrument to be her free act and deed in her capacity as aforesaid.



[Signature]
Notary Public

LISA JB CARTER
Type or print name of official

EXHIBIT A

**PROPERTY: 39 Needles Eye Road, Lamoine, Hancock County, Maine 04605
Tax Map 4, Lot 55**

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Lamoine, Hancock County, State of Maine, bounded and described in a deed from Michael D. Smith, Personal Representative of the Estate of Amy Guillan, to Michael D. Smith dated February 1, 2022, and recorded in the Hancock County Registry of Deeds in Book 7187, Page 684, as follows:

PARCEL NUMBER ONE: All and the same premises bounded and described in a Quit-Claim Deed with Covenant from PATRICIA ANN KOHLENBUSH to AMY GUILLAN, dated July 5, 2001, and recorded with the Hancock County Registry of Deeds in Book 3419, Page 52, in which the said premises are more particularly described as follows, to wit:

A certain lot or parcel of land, with any improvements thereon, being the "THIRD LOT" described as conveyed in deed from Harry C. Hamor and Marguerite P. Hamor to Peter V. Sullivan and Anne M. Sullivan dated October 29, 1971 and recorded in Book 1129, at Page 390 in the Hancock County, Maine, Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

"THIRD LOT: Beginning in the northeast corner of Thomas Hodgkin's line and in the division line between Edward Hodgkins and the lot herein conveyed; thence south 13° east in said division line forty three and one half rods to a fir tree about one rod north of a small brook; thence south 47° west ninety six and one half rods to a stake; thence north fifty seven degrees west one hundred and forty one rods to the south east corner of land now or formerly of Isaac Hodgkins; thence north 39° east in said division line seventy four rods to the road; thence south 15° east in the division line between Thomas Hodgkins and Samuel Eaton forty one rods; thence north 55° east eighty five rods to place of beginning, containing thirty six acres more or less.

EXCEPTING AND RESERVING and not hereby conveying a certain lot or parcel of land described in deed from John S. McIntyre et al to Herbert Glover

dated September 23, 1964, and recorded in Hancock Registry of Deeds Book 979, Page 7 in said Registry of Deeds.

ALSO EXCEPTING AND RESERVING from "Third Lot" described above and not hereby conveying a certain lot or parcel of land described as follows:

Beginning at a Stone Post in the Southerly side of the road that leads from Lamoine to Marlboro; thence Southerly along the Easterly line of land of the Grantors, three hundred fifty (350) feet, more or less, to a stake driven in the ground; thence Westerly three hundred fifty (350) feet more or less, to a stake driven in the ground; thence Northeasterly and crossing the said road from Lamoine to Marlboro six hundred fifty (650) feet to a stake driven in the ground; thence Southerly to point of beginning. This lot is generally triangular in shape."

FURTHER EXCEPTING AND NOT HEREBY CONVEYING the premises described as conveyed in the following deeds:

1. Deed from Peter V. Sullivan and Anne M. Sullivan to Frederick B. Stocking and Anne E. B. Stocking dated September 24, 1986 and recorded in Book 1602, at Page 26 in said Registry of Deeds.

2. Deed from Peter P. Sullivan and Patricia Ann Kohlenbush, Personal Representatives of the Estate of Peter Vincent Sullivan to Peter P. Sullivan dated June 3, 1991 and recorded in Book 1872, at Page 420 in said Registry of Deeds.

Reference is hereby made to boundary line agreement by and between Peter V. Sullivan and Ann M. Sullivan and Thomas E. Bohner and Phronia E. Bohner dated September 20, 1983 and recorded in Book 1476, Page 369 in said Registry of Deeds.

PARCEL NUMBER TWO: All and the same premises bounded and described in a Release Deed from PATRICIA ANN KOHLENBUSH to AMY GUILLAN, dated July 5, 2001, and recorded with the Hancock County Registry of Deeds in Book 3419, Page 50, in which the said premises are more particularly described as follows, to wit:

A certain lot or parcel of land, together with all buildings thereon, situated in Lamoine, County of Hancock, State of Maine, bounded and described as follows, to wit:

Beginning at the southeasterly corner bound of a certain lot or parcel of land described as conveyed in deed from Walter V. West to John A. McIntyre dated June 18, 1921 and recorded in Book 560, at Page 309 in the Hancock County, Maine, Registry of Deeds, said point of beginning also being the southeasterly corner bound of the "THIRD LOT" described as conveyed in deed from Harry C. Hamor and Marguerite P. Hamor to Peter V. Sullivan and Anne M. Sullivan dated October 29, 1971 and recorded in Book 1129, at Page 390 in said Registry of Deeds; thence South $25^{\circ} 48' 51''$ East twelve hundred ninety and five hundredths (1290.05) feet land now or formerly of Eugene Soja; thence southerly along Soja's westerly sideline seven hundred ten (710) feet, more or less, to a point which is an extension southerly of the westerly sideline of said premises described as "THIRD LOT" recorded in Book 1129, at Page 390 in said Registry of Deeds; thence North $71^{\circ} 40' 25''$ East to said most southerly corner of "THIRD LOT"; thence North $34^{\circ} 11' 09''$ West one thousand six hundred ninety-eight and thirty-two hundredths (1698.32) feet, more or less, to the point of beginning.

The above-described premises are ENCUMBERED BY and SUBJECT TO the terms and conditions set forth in the mortgage from Bar Harbor Bank & Trust to Amy B. Guillan dated October 1, 2004, recorded in Book 4036, Page 109, at the Hancock County Registry of Deeds. Said Mortgage was assigned by the Assignment and Assumption of Mortgage by and among Michael D. Smith, Personal Representative of the Estate of Amy Guillan, Michael D. Smith and Bar Harbor Bank & Trust, dated July 29, 2022, and recorded in Book 7224, Page 646, at the Hancock County Registry of Deeds.

The above-described premises are SUBJECT TO the terms and conditions set forth in the Boundary Line Agreement between Gregory Perry and Michael D. Smith, dated May 6, 2024, and recorded in said Registry in Book 7322, Page 474.