

I, EVERETT E. FARNSWORTH, of Ellsworth, Hancock County, Maine, duly appointed and acting personal representative of the estate of Bessie D. Mosley, deceased, as shown by the probate records of Hancock County, Maine, by the powers conferred by law, and every other power, (in distribution of the estate) grant to BEULAH R. BURNS whose mailing address is 371 Pine Avenue, West Palm Beach, Florida 33406, and MALCOLM WEBBER, JR. whose mailing address is P. O. Box 2776, New Bern, North Carolina 28561, being the persons entitled to distribution, (in accordance with Compromise of Controversy 18-A M.R.S.A., §3-1101 on file with the Hancock County Probate Court, Docket No. 83-292 and 83-296) four certain lots or parcels of land, with any buildings thereon, situated in Hancock, County of Hancock, State of Maine, bounded and described as follows, viz:

LOT 1: A certain lot or parcel of land situated on the western side of the Eastern Road, so called (and otherwise known as the Washington Junction Road), in the town of Hancock, Hancock County, Maine, and more particularly described as follows:

Beginning at a point on the western side of the Eastern Road, so called, one & one-half (1½) rods normal distance from the centerline thereof, said point of beginning being at the end of the fourth line in the second lot of land which, by deed dated 1 August 1973 and recorded in the Hancock County Maine Registry of Deeds in Book 1173, Page 268, was conveyed by Bruce Lyle Clarke to Stephen A., & Yvonne Wilkinson, running thence and binding reversely on the aforesaid fourth line (the orientation herein being referred to the magnetic needle pointing as measured 10/1972), S. 71° -31' W., 72.34 feet to a point at the beginning of the said fourth line in the second lot in the aforesaid deed, Clarke to Wilkinson, said point being at the end of the second line of land which, by deed dated 29 December 1975 to be recorded, was conveyed by Lawrence F. Abbott, Sr. and Lawrence F. Abbott, Jr. to Stephen A., & Yvonne Wilkinson, running thence and binding on the third, fourth and fifth lines in the said deed, Abbott to Wilkinson, N. 71° -31' W., 17.7 feet, thence N. 65° -11' W., 112.5 feet, thence N. 32° -04' W., 337.1 feet to a point intersecting the first or "easterly..." line of the first lot of land which, by deed dated 3 March 1965 and recorded in the Hancock County Maine Registry of Deeds in Book 978, Page 310, was conveyed by Frank

NO MAINE REAL ESTATE  
TRANSFER TAX NECESSARY

COUNTY

Cunningham to Lawrence A., & Elza Brewer, 382.0 feet from the beginning thereof, running thence and binding reversely on part of the aforesaid first line of the first lot in said deed, Cunningham to Brewer, N. 84° -50' W., 382.0 feet to a point marked by an iron stake driven into the ground, said point being at the beginning of the aforesaid first line of the first lot in the said deed, Cunningham to Brewer, said point being, also, at the end of the second line of the land which, by deed dated 18 July 1969 and recorded in the Hancock County Maine Registry of Deeds in Book 1082, Page 360, was conveyed by Donald J. Abbott to Lawrence F. Abbott, Sr. and Lawrence F. Abbott, Jr., running thence and binding on the third and part of the fourth lines in said deed, Abbott to Abbott, S. 5° -10' W., 474.4 feet. (e.g., 28 & 3/4 rods) to an iron stake, thence S. 84° -50' E., 899.6 feet to an iron stake, set on the western side of the aforesaid Eastern Road, one & one-half (1½) rods normal distance from the centerline thereof, running thence by the western side of said road, generally north-northwesterly (the straight line course & distance being N. 26° -28' W., 238.8 feet) to the place of beginning.

Containing 6.83 acres of land, more or less.

Meaning and intending here to convey all of our interest in and to that portion of the premises which, by deed dated 18 July 1969 and recorded in the Hancock County Maine Registry of Deeds in Book 1082, Page 360, were conveyed by Donald J. Abbott to Lawrence F. Abbott, Sr., and Lawrence F. Abbott, Jr., lying to the west of the Eastern Road, so called (and otherwise known as the Washington Junction Road), excepting therefrom two lots of land conveyed in two separate deeds, as follows:

1. Bruce Lyle Clarke to Stephen A. & Yvonne Wilkinson by deed dated 1 August 1973 and recorded in the Hancock County Maine Registry of Deeds in Book 1173, Page 268;

2. Lawrence F. Abbott, Sr., et al, to Stephen A., & Yvonne Wilkinson by deed dated 29 December 1975 to be recorded;

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

For source of title reference is made to a deed from Lawrence F. Abbott, Sr. and Lawrence F. Abbott, Jr. to Edward Mosley and Bessie D. Mosley dated May 27, 1976, recorded in the Hancock County Registry of Deeds in Book 1260, Page 124.

LOT 2: A certain lot or parcel of land situated in the Town of Hancock, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at the junction of the Maine Shore Line Railroad (formerly) with the town road leading over McFarland's Hill, so-called; thence following said road easterly 6 rods and 22 feet to a stake and stones; thence southerly and parallel with the

dividing line between Ellsworth and Hancock and about 20 rods therefrom, far enough so that a line running westerly and at right angles with the last described line to said division line between Ellsworth and Hancock aforesaid and following said line northerly to the railroad to the place of beginning, that said lot shall contain four (4) acres.

For source of title reference is made to a deed from John T. Coffin to Edward Mosley dated March 12, 1968, recorded in the Hancock County Registry of Deeds in Book 1057, Page 349.

**LOT 3:** A certain lot or parcel of land, together with any buildings thereon, situated in Hancock, County of Hancock, State of Maine, bounded and described as follows, to wit:-

Commencing at a pipe driven in the ground at or near the southwesterly-sideline of said road leading to the Thorsen Farm and being thirty-three (33) feet distant from the center line of said road leading to the Thorsen Farm, said iron pipe also being sixty-three (63) feet distant northerly from the most northerly corner of the cement foundation of the cellar now located on the premises herein described as conveyed; thence South thirty-seven degrees East (S. 37° E.) a distance of two hundred fifty (250) feet to a pipe driven in the ground, which pipe is thirty-three (33) distant from said center line of said road leading to the Thorsen Farm; thence South fifty-three degrees West (S. 53° W.) a distance of one hundred fifty (150) feet to a pipe driven in the ground; thence North thirty-seven degrees West (N. 37° W.) a distance of two hundred fifty (250) feet to a pipe driven in the ground; thence North fifty-three degrees East (N. 53° E.) a distance of one hundred fifty (150) feet to the pipe driven in the ground at the place of beginning.

Together with all our right, title and interest in and to the premises lying between the northeasterly sideline of the premises hereinabove described as conveyed and the center line of said road leading to the Thorsen Farm and between the northwesterly and southeasterly sideline of said premises hereinabove described as conveyed extended to said center line of said road leading to said Thorsen Farm.

The premises hereinabove described as conveyed contain thirty-seven thousand five hundred (37,500) square feet or one hundred forty-four (144) square rods, more or less.

For source of title reference is made to a deed from Clarence N. York and M. Patricia York to Edward Mosley dated July 6, 1961, recorded in the Hancock County Registry of Deeds in Book 888, Page 409.

**LOT 4:** A certain lot or parcel of land, together with any buildings thereon, situated in Hancock, County of Hancock, State of Maine, bounded and described as follows, to wit:-

Beginning in the center of the road leading from Ellsworth to Hancock and on the division line between Ellsworth and Hancock; thence south five degrees west (S. 5° W.) on said division line one hundred (100) rods to stake and stone; thence at right angles south eighty-five degrees east (S. 85° E.) to a branch of Card's Brook; thence following said Card's Brook northerly to the old road leading from Ellsworth to Franklin, now known as the Thorsen Road; thence westerly following said road to the place of beginning.

Excepting from the above described premises a lot of about three fourths of an acre previously conveyed to Harry S. Jones and the right of way occupied by the Maine Shore Line Railroad Company.

Also excepting a lot described as conveyed in a deed from Colin-McKenzie to Archibald H. Stevens, dated March 4, 1889 and recorded in the Hancock County, Maine, Registry of Deeds in Book 235, Page 13.

And also excepting lot described in deed from Austin J. Whitmore to Clarence N. York et al dated January 6, 1953 and recorded in said Registry in Book 755, Page 345.

For source of title reference is made to a deed from Clarence N. York and M. Patricia York to Edward Mosley dated July 6, 1961, recorded in the Hancock County Registry of Deeds in Book 888, Page 409.

Also see deed from Marion Trask, Personal Representative of the Estate of Edward Mosley, to Everett Farnsworth, Personal Representative of the Estate of Bessie Mosley, dated February 20, 1985, to be recorded in the Hancock County Registry of Deeds.

WITNESS my hand and seal this

JAN 20 1986  
day of January, 1986.

WITNESS:

*James A. Silsby*  
\_\_\_\_\_  
Everett E. Farnsworth,  
Personal Representative of  
the Estate of Bessie D. Mosley

STATE OF MAINE  
Hancock, ss.

January 20, 1986.

Then personally appeared the above named Everett E. Farnsworth in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*James A. Silsby*  
\_\_\_\_\_  
James A. Silsby, Notary Public

HANCOCK, SS: REC'D FEB 4 1986 AT 2 35 P.M.



JAMES A. SILSBY, Notary Public, Hancock County, Maine, Commission Expires 12-31-88