

DEED OF DISTRIBUTION
(Testate)

I, **DANA M. LEIGHTON**, of Blue Hill, County of Hancock, and State of Maine, duly appointed and acting Personal Representative of the **ESTATE OF SHELDON A. LEIGHTON**, deceased, testate, as shown by the probate records of Waldo County, Maine, (Docket Number 2025-0067), by the powers conferred by the Probate Code, and every other power, and being the persons entitled to distribution pursuant to a Private Agreement Among Successors Pursuant to 18-C M.R.S. § 3-912, grant to **CAROL J. DOYLE**, of Spring Hill, Counties of Maury & Williamson, State of Tennessee, with a mailing address of 2010 Sunflower Drive, Springhill, TN 37174, and to **DAVID K. LEIGHTON**, of Ellsworth, County of Hancock, State of Maine, with a mailing address of P.O. Box 291, Ellsworth, ME 04605, **as Tenants in Common**, the real property, together with any buildings thereon, situated in **Blue Hill**, County of Hancock, and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set in 2022 on or near the southwesterly sideline of State Highway Route 172, also known as South Street, at the southeasterly corner of Lot 2 as shown on the herein referenced survey. Said iron rod bears S 28°08'00" E a distance of 356.12 feet from a 1/2" threaded rod found at the southeasterly corner of land of Karen D. Frangoulis Revocable Trust, described in the deed dated April 12, 2017, recorded at the Hancock County Registry of Deeds in Book 6748, at Page 247;

thence S 28°08'00" E a distance of 109.33 feet by the southwesterly sideline of South Street;

thence southeasterly, and arc distance of 191.15 feet by the southwesterly sideline of South Street and by a circular curve deflecting to the left to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set in 2022 at land of Douglas Bryant Hutchins, described in the deed dated December 31, 1986, recorded at said Registry in Book 1621 Page 540. The chord of said curve bears S 31°22'43" E, with a chord length of 191.04 feet, having a radius of 1687.28 feet;

thence S 62°11'19" W a distance of 320.00 feet by said land of Hutchins to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set flush in 2022;

thence continuing S 62°11'19" W a distance of 230.55 feet by said land of Hutchins to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set in 2022;

thence N 22°56'19" W a distance of 28.06 feet by said land of Hutchins to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set in 2022;

thence S 38°20'55" W a distance of 784.78 feet by said land of Hutchins to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set in 2022;

thence N 46°38'58" W a distance of 1125.33 feet by said land of Hutchins and land of Ruth Allen Gray and Darrell Spencer Gray, described in the deed dated January 12, 1998, recorded at said Registry in Book 2733, at Page 173 to a 3/8" threaded rod found at land of Martin C. and Coleen A. Hester, described in the deed dated April 3, 2017, recorded at said Registry in Book 2740, at Page 61;

thence N 60°29'13" E a distance of 1076.21 feet by said land of Hester to an un-monumented point in a stonewall corner at land of Rachel Lyn Randall, described in the deed dated April 12, 2017, recorded at said Registry in Book 6748, at Page 241;

thence S 27°16'23" E a distance of 160.88 feet by said land of Hester to a 1" square rod found at the northwesterly corner of Lot 2 as shown on the herein referenced survey;

thence S 29°51'23" E a distance of 347.12 feet by said Lot 2 to a

5/8" iron rod capped and marked "L. Campbell, PLS 2449" set in a stonewall;

thence N 62°11'19" E a distance of 221.03 feet by said Lot 2 to a 5/8" iron rod capped and marked "L. Campbell, PLS 2449" set flush in 2022;

thence continuing N 62°11'19" E a distance of 309.20 feet by said Lot 2 to the iron rod at the Point of Beginning.

The above-described premises contains 23.46 acres and is more particularly shown as Lot 1 on a survey entitled "Standard Boundary Survey for the division of land of The Estate of Sheldon Leighton, 227 South Street, Blue Hill (Hancock County), Maine" dated June 15, 2026, by Due North, LLC, PLS 2449, a copy of which has been recorded with the Hancock County Registry of Deeds in Plan Book 54, at Page 20. Bearings used in this description refer to the Maine Coordinate System of 2000, Central Zone, NAD 83 (2011).

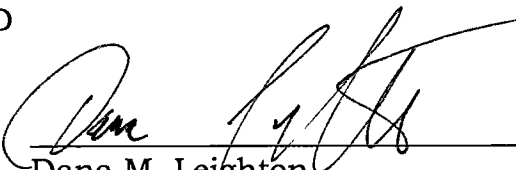
TOGETHER WITH all right, title, and interest of the Grantors herein, in and to the land extending to the centerline of State Highway Route 172, normal to and adjoining the above-described premises. SUBJECT TO any right which the public, Town of Blue Hill, County of Hancock and State of Maine may have in and to said land for roadway purposes.

MEANING AND INTENDING to convey and hereby conveying a portion of all and the same premises described in a Warranty Deed from Anne G. Chute and Florence L. Chute to Sheldon A. Leighton and Priscilla Leighton, as joint tenants, dated July 24, 1968 and recorded in the Hancock County Registry of Deeds in Book 1065, at Page 770. Priscilla Leighton predeceased Sheldon A. Leighton, leaving him the sole Joint Tenant at his time of death. For additional source of title, see Trustee Deed from the Leighton Family Revocable Trust to the Estate of Sheldon A. Leighton, dated June 8, 2026 and recorded in said Registry in Book 7452, at Page 169.

WITNESS my hand and seal this tenth day of July, 2026.

SIGNED, SEALED and DELIVERED
in presence of

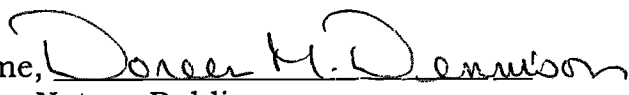
Witness


Dana M. Leighton,
Personal Representative
of the Estate of Sheldon A. Leighton

STATE OF MAINE
COUNTY OF HANCOCK, SS.

July 10, 2026

Personally appeared the above named Dana M. Leighton, in his said capacity,
and acknowledged the foregoing instrument to be his free act and deed.

Before me, 
Notary Public

Print/type name: **DOREEN M. DENNISON**
Commissions expires: **Notary Public, State of Maine**
My Commission Expires June 18, 2033

Probate.LeightonEstate.2Carol&David.BlueHill.2026.kj