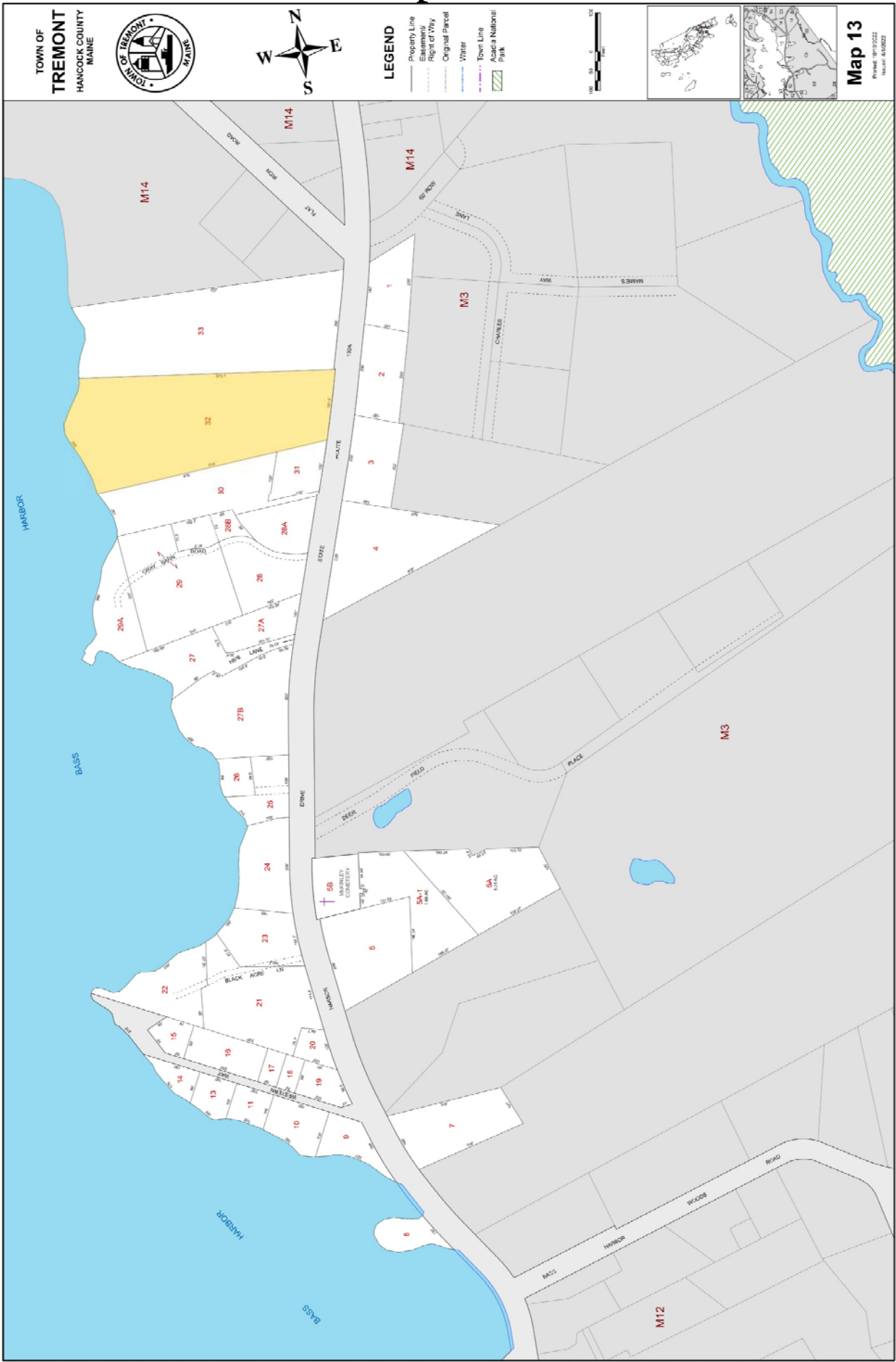
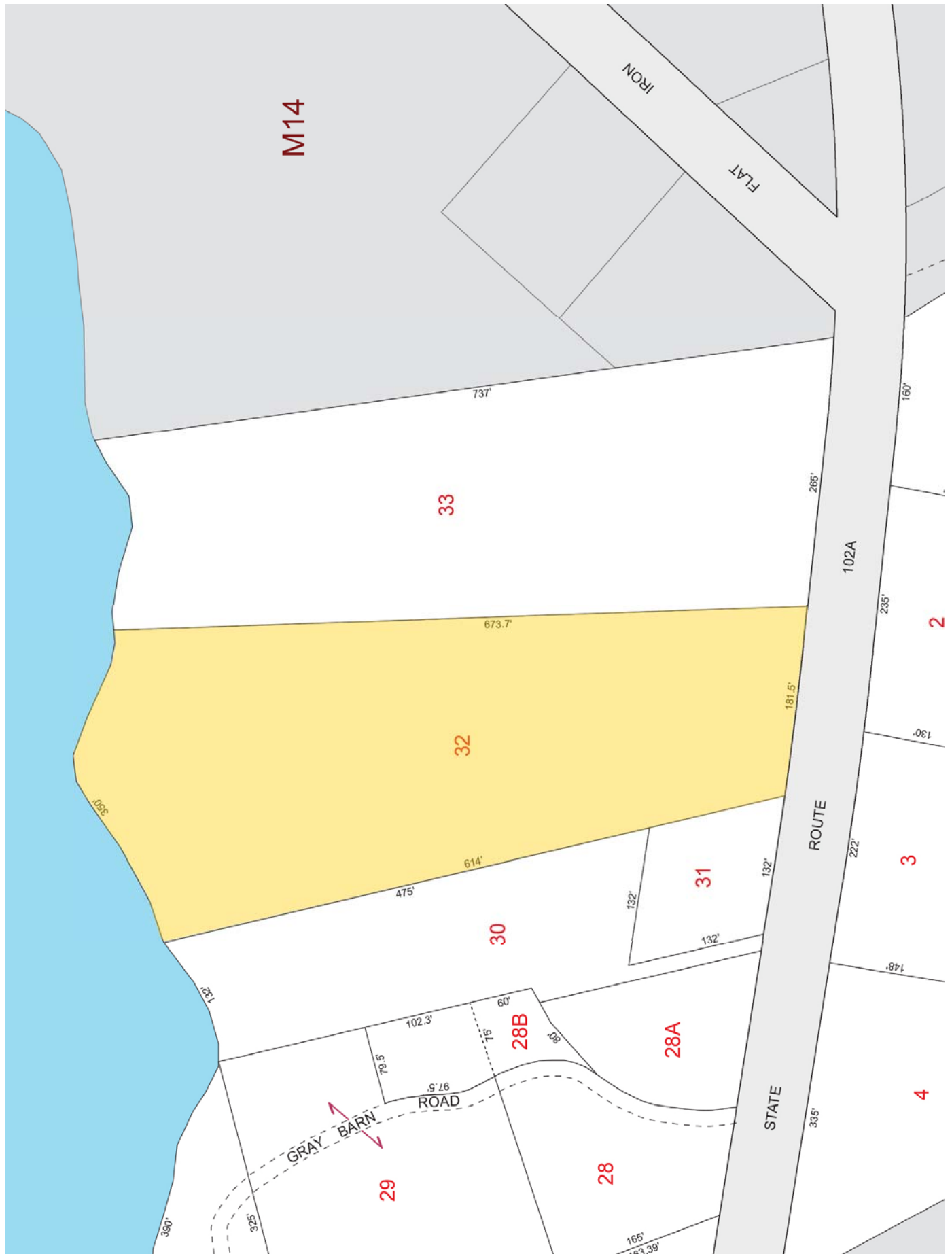


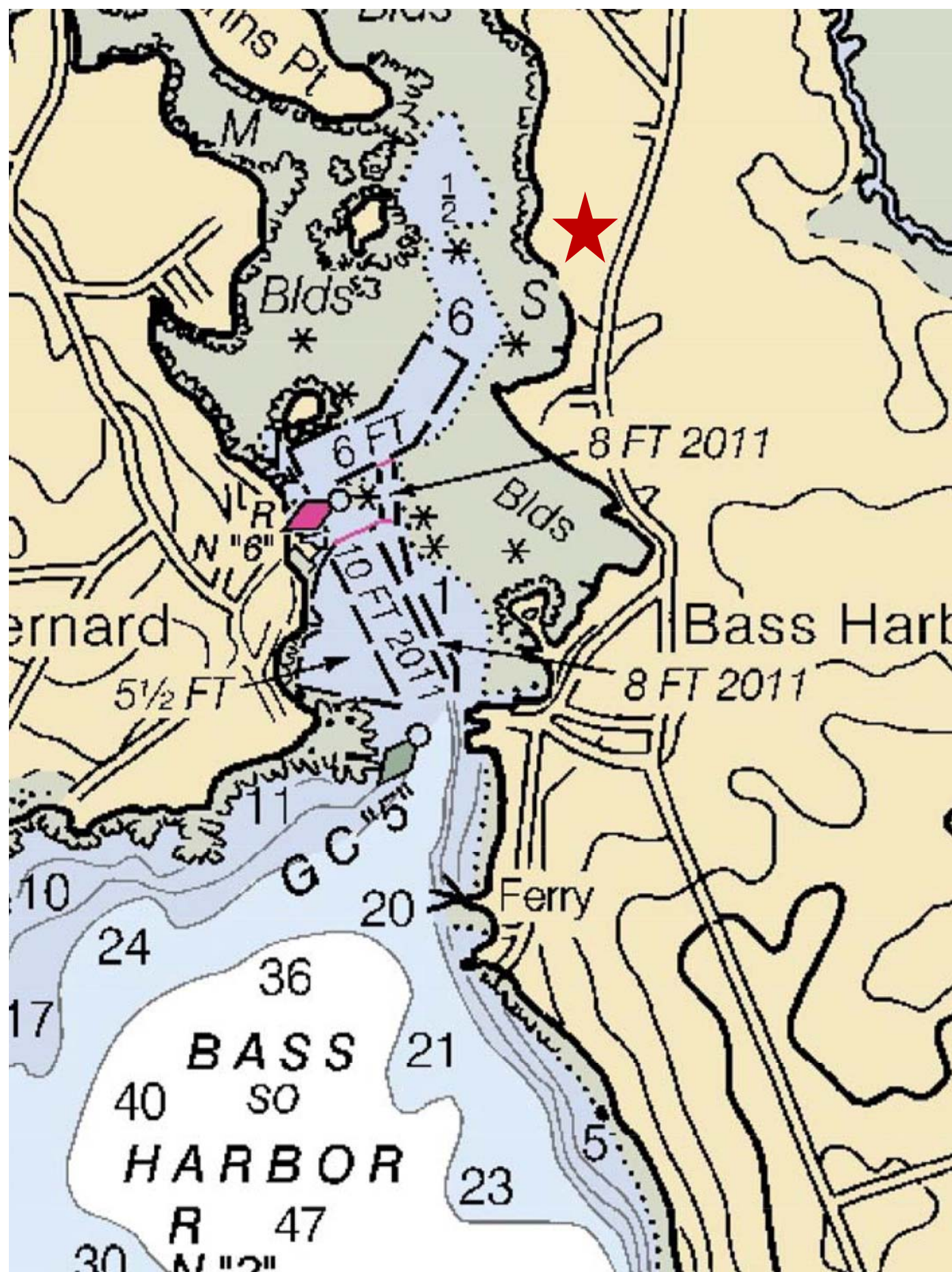
Tax Map 13, Lot 32



Tax Map 13, Lot 32



Portion of Nautical Chart 13316





Probate - Book 7432, Page 170

Book: OR 7432 Page: 170 Instrument #: 2026001447
DocuSign Envelope ID: 8458D001-D2CF-4457-B71C-B23C995CC43D

HANCOCK County Register of Probate Court
Filing: 2026 Feb 11
Case Number: 2026-046

N-116
(Rev. 09/01/19)
Page 1 of 2

STATE OF MAINE

BK: OR 7432 PAGE: 170 # OF PGS: 2
02/12/2026 11:39:53 AM Inst # 2026001447
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE

HANCOCK COUNTY PROBATE COURT

DOCKET NO. _____

Estate of RICHARD FERNANDES VIERA

Decedent

305 SAGUA LA GRANDE AVE.

Domicile of Decedent

BROWNSVILLE, TX 78526

Domicile (Cont.)

NOTICE OF APPOINTMENT OF
DOMICILIARY FOREIGN
PERSONAL REPRESENTATIVE¹

The undersigned, whose name and address are: MELVA CANUL VIERA
8938 RICH QUAIL, SAN ANTONIO, TX 78251

was duly appointed Personal Representative of the Estate of: RICHARD FERNANDES VIERA

Name and domicile of decedent

305 SAGUA LA GRANDE AVE, BROWNSVILLE, TX 78526 by

CAMERON COUNTY PROBATE COURT No. 1

Decedent (cont.)

Name and address of court making appointment

914 E. HARRISON ST., BROWNSVILLE, TX 78520 on

OCTOBER 10, 2024

Court (cont.)

Date

Date of Death of the Decedent: FEBRUARY 8, 2024

I, as foreign Personal Representative, hereby certify that to the best of my knowledge and belief:

1. Real property belonging to the decedent is located in (list each county and municipality);
TREMONT, HANCOCK COUNTY
2. No local personal representative has been appointed, and no local administration, application or petition is pending in this state.
3. An authenticated copy of my appointment, which has not been modified or revoked by the appointing Court, is attached;
4. A certificate, dated within sixty (60) days of submitting this form, proving current authority, is attached;
5. Check one:²
☒ I was not required to give any bond; or
☐ An authenticated copy of the bond filed in the appointing Court is attached.

Wherefore, I request that this Court accept and file this notice of appointment, and hereby submit personally to the jurisdiction of this court.

Dated: 2/10/2026

Signed by:
Melva Canul Viera
Domiciliary Foreign Personal Representative

A TRUE COPY OF ORIGINAL

Attest: Julie A. Curtis
Register of Probate, Hancock County

Dated: February 11, 2026

Probate - Book 7432, Page 171

Book: OB 7432 Page: 171 Instrument #: 2026001447
DocuSign Envelope ID: 8458B601-D2CF-449F-B71C-B23C995CC43D

N-116
(Rev. 09/01/19)
Page 2 of 2

Maine-Based Attorney for Personal Representative, if any

Catherine Haynes Fenton, Esq.

Name

JKS, LLC

Address

PO Box 179, Ellsworth, ME 04605

Address

207-664-0002

Phone Number

#8423

Maine Bar Number

¹ See 18-C M.R.S. § 4-201 *et seq.*

² See 18-C M.R.S. § 4-204

In the case of multiple Personal Representatives, submit an
N-116 for each appointee.

MARP



②

Ref: Hancock Probate

Deed Book 5321, Page 222

QUITCLAIM DEED WITH COVENANT

Adrianne Gibson, of Bass Harbor (Tremont), Hancock County, Maine, for consideration paid, grants to **Richard F. Viera**, of Brownsville, Cameron County, Texas, with quitclaim covenant, the land, together with any improvements thereon, in **Bass Harbor (Tremont), Hancock County, Maine**, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

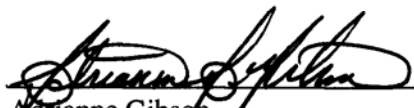
Being the same premises conveyed by the deed from Richard Viera to Adrianne Gibson, dated February 28, 2007, and recorded in the Hancock County Registry of Deeds in Book 4711, Page 313.

This deed is given in lieu of foreclosure of the mortgage on the above-described property given by Adrianne Gibson to Richard F. Viera dated December 10, 2007, and recorded in the Hancock County Registry of Deeds in Book 4905, Page 4.

This deed shall not be deemed to have been accepted by Richard F. Viera until it is recorded in the Hancock County Registry of Deeds.

In witness whereof, Adrianne Gibson has hereunto set her hand and seal this 28 day of October, 2009.

Witness:

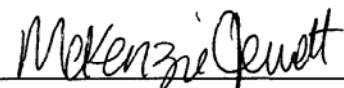

Adrianne Gibson

STATE OF MAINE

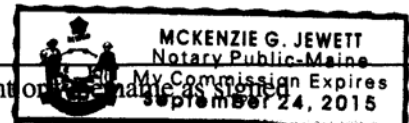
Hancock County

October 28, 2009

Personally appeared the above named Adrianne Gibson and acknowledged before me the foregoing instrument to be her free act and deed.


Notary Public/Attorney at Law

SEAL


MCKENZIE G. JEWETT
Notary Public-Maine
My Commission Expires September 24, 2015

MAINE REAL ESTATE
TRANSFER TAX PAID

Deed Book 5321, Page 223

OR BK 5321 PG 223 INSTR #2009020566 LAST PAGE OF DOCUMENT

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Tremont, Hancock County, State of Maine, being a part of a lot marked "William Norwood" on a plan of Mount Desert made by Salem Towne, Jr., Esquire, and recorded in the Registry of Deeds for said County and bounded and described as follows, to wit:

Beginning at the southeast corner of the lot of land formerly occupied by the late William A. Spear, later by Cora E. Bragg, marked by a stone monument, on the highway leading from Southwest Harbor to Bass Harbor; thence following the westerly side of said road South thirty-five degrees fifty minutes West, one hundred eighty-one and five tenths (181.5) feet to a point marked by a stone monument in the corner of land described as conveyed by Mary A. Holmes to Theo F. Holmes by deed dated October 17, 1923, recorded in Book 581, Page 403, of the Hancock County, Maine, Registry of Deeds; thence North seventy-three degrees ten minutes West following the northerly line of land conveyed to Theo F. Holmes as aforesaid and also following the northerly line of land conveyed to Mary A. Holmes to John F. Robbins by deed dated April 18, 1921, recorded in Book 559, Page 267, five hundred ninety-four (594) feet to a stone monument in the ground; thence continuing in the same course twenty (20) feet, more or less, to high water mark of Bass Harbor thence continuing in the same course to low water mark of Bass Harbor; thence in a generally northerly direction following said low water mark to a point bearing North sixty-two degrees fifty-one minutes West from a stone monument in the ground near high water mark; thence South sixty-two degrees fifty-one minutes East to said stone monument which marks the southwesterly corner of land of said William A. Spear, later of Cora E. Bragg; thence South sixty-two degrees fifty-one minutes East, following an old stone wall for part of the distance of six hundred seventy-three and seven tenths (673.7) feet to the point of beginning.

Course references herein are to magnetic north 1961.

Being the same premises described in a deed given by Richard Viera to Adrienne Gibson dated February 28, 2007, and recorded at the Hancock County Registry of Deeds in Volume 4711, Page 313.