

MAINE REAL ESTATE TAX-Paid

DEED OF SALE BY PERSONAL REPRESENTATIVE

(Testate Decedent)

DLN: 1002040125717

MARK IVINS of Longmont, County of Boulder, State of Colorado, duly appointed and acting Personal Representative of the **ESTATE OF DORIS ANN IVINS, A/K/A ANN IVINS**, deceased testate, as shown by the probate records of Washington County, Maine, having given notice to each person succeeding to an interest in the real property described below at least 10 days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **SEASIDE PARTNERS, LLC**, a North Carolina Limited Liability Company with a mailing address of 12 Stillwater Avenue, Ste. 5, Bangor, ME 04401, the real property situated in Milbridge and Cherryfield, County of Washington and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A

Witness my hand and seal this 16th day of December, 2020.

[Signature]
Witness

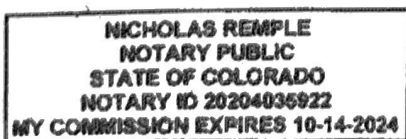
[Signature]
Estate of Doris Ann Ivins, a/k/a Ann Ivins
By: Mark Ivins, Personal Representative

State of Colorado
County of Boulder

Date: 12/16/2020

Personally appeared before me the above named Mark Ivins and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,



[Signature]
Notary Public/Attorney at Law
Print Name: Nicholas Remple
Commission Expires: 10/14/2020

EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, situated in Milbridge, Washington County, Maine, together with a small parcel of land located in the Town of Cherryfield, Washington County, Maine, and bounded and described as follows:

Beginning at a buried concrete column on the westerly edge of the Kansas Road, where the Northeast corner of land of Laukshtein abuts the Southeast corner of the lot herein conveyed; thence South $87^{\circ} 47.2'$ West along the northerly line of said Laukshtein a distance of 278.9 feet to an iron pipe driven into the ground; thence continuing South $76^{\circ} 38.3'$ West along the northerly boundary line of said Laukshtein a distance of 283.5 feet to an iron pipe driven into the ground near the high water mark of the Narraguagus River; thence continuing in a northerly direction a distance of 140 feet more or less to an iron stake driven into the ground at the Southwest corner of land formerly of Tyler, now of Donald Baman and Barbara Bland; thence continuing in an easterly direction along the southerly boundary line of said Baman and Bland property to an iron stake driven into the ground on the westerly edge of the Kansas Road, so-called; thence continuing in a southerly direction along the westerly edge of the Kansas Road a distance of 186.6 feet to the first mentioned buried concrete column and place of beginning.

Granting also to the Grantee herein, its successors and assigns, any interest which the Grantor may have in the land lying between the westerly boundary line of the above conveyed property and the low water mark of the Narraguagus River, according to the laws of the State of Maine.

Granting also to the Grantee herein, its successors and assigns any interest which the Grantor may have in the land lying between the center line of the Kansas Road and the easterly boundary line of the above conveyed property, subject to the rights of the Public and the State of Maine therein and thereon.

Granting also to the Grantee herein, its successors and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A. Title 33, Section 773.

Being the same premises as described in a deed from Sandra J. Currier to Ann Ivins, dated August 17, 2000 and recorded in the Washington County Registry of Deeds in Book 2452, Page 105.