

DLN:1002140167342

TRUSTEE'S DEED OF SALE

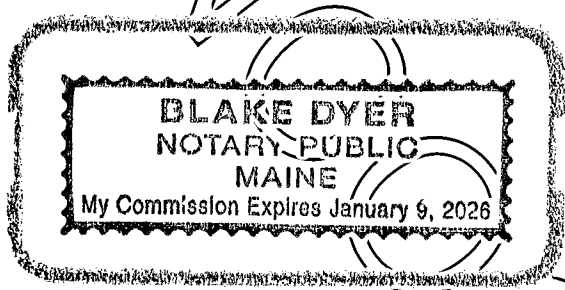
KNOW ALL MEN BY THESE PRESENTS, that we, **BRENDA R. THOMAS** and **AMY R. ARCHER**, whose mailing address is 329 Bayside Road, Ellsworth, ME 04605, in their capacity as **SUCCESSOR CO-TRUSTEES OF THE PERSIS G. RAY ADMINISTRATIVE TRUST**, established under the Persis G. Ray Revocable Trust dated July 16, 2001, as amended, and the **ROBERT A. RAY FAMILY TRUST**, established under the Robert A. Ray Revocable Trust dated July 16, 2001, as amended by the powers granted by law and pursuant to said Trust, and every other power, for consideration paid, GRANT to, **JOEL O. ALLEN, JR.**, whose mailing address is P.O. Box 26, East Orland, ME 04431, a certain lot or parcel of land, together with all improvements thereon, situated in **Ellsworth, Hancock County, Maine, bounded and described in EXHIBIT "A", attached hereto and made a part of hereof.**

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

Certificate of Trust Pursuant to 18-B M.R.S. § 1013:

We, Brenda R. Thomas and Amy R. Archer, by signing this deed, hereby certify that i) Persis G. Ray and Robert A. Ray are the Settlers of the Trusts (ii) we are the Successor Co-Trustees of said Trusts; (iii) the Trusts exist as of the date of this deed; (iv) We have power under said Trusts to convey any trust asset in our sole discretion and need no consent from any beneficial interests; (v) We are the current Successor Co-Trustees authorized to execute or otherwise authenticate any and all documents in the exercise of our powers; (vi) in making this conveyance, we have in all respects acted in pursuance of the authority granted in and by said Trust; and (vii) the Trust has not been revoked, modified, amended or terminated in any way that would cause the representations contained in this certificate to be incorrect.

WITNESS our hands and seals in our aforesaid capacity, this 15 day of October, 2021.



Brenda R. Thomas
Brenda R. Thomas, Successor Co-Trustee
of The Persis G. Ray Administrative Trust and
The Robert A. Ray Family Trust

Amy R. Archer
Amy R. Archer, Successor Co-Trustee
of The Persis G. Ray Administrative Trust and
The Robert A. Ray Family Trust

State of Maine
County of ~~Hancock~~ Pendecost

October 15 2021

Then personally appeared the above named Brenda R. Thomas and Amy R. Archer in their said capacity and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Blake Dyer
Notary Public

Blake Dyer
Type or Print Name of Official

EXHIBIT "A"

Property of: The Persis G. Ray Administrative Trust, established under the Persis G. Ray Revocable Trust dated July 16, 2001, as amended, and The Robert A. Ray Family Trust, established under the Robert A. Ray Revocable Trust dated July 16, 2001, as amended

To be conveyed to: Joel O. Allen, Jr.

Property: 0 Christian Ridge Road (Off)

Containing 6.42 acres (+/-)

A certain lot or parcel of land in the City of Ellsworth, Hancock County, Maine, on the westerly side of the Christian Ridge Road and being the same premises described in the deed of Bar Harbor Bank and Trust, Executor of the Estate of R. Durgin Hinckley to Robert A. Ray and Persis G. Ray, dated July 16, 1968 and recorded in the Hancock County Registry of Deeds in Book 1064, Page 194, to wit:

"Beginning at a drill hole in a rock in the westerly side line of the Christian Ridge Road, said rock being twenty (20) feet, more or less, southerly from the southeasterly corner of land owned by Frank H. Kane, Sr. said land being described in a certain deed recorded in the Hancock County, Maine, Registry of Deeds in Book 751, Page 582;

Thence North eight degrees twenty-five minutes West (N. 80° 25' W) five hundred eighty-seven and twenty-three hundredths (587.23) feet to a drill hole in a rock for a corner bound, said rock being twenty (20) feet, more or less, southerly from the side line of land of said Kane;

Thence South five degrees thirty minutes East (S 05° 30' E), but always parallel with the center line of said road, eight hundred ninety-nine and sixty-seven hundredths (899.67) feet to an iron pipe driven into the ground for a corner bound, said bound being in the northerly side line of land owned by John A. and Mary E. Vaughn and said lot being described in a certain deed recoded in said Registry in Book 851, Page 201;

Thence South seventy-four degrees twenty-one minutes East (S 74° 21' E), but always following the northerly side line of land of said Vaughn two hundred forty-three and seventy-seven hundredths (243.77) feet to a drill hole in the center of a large flat rock which is an angle point in the northerly side line of land of said Vaughn;

Thence North sixty-seven degrees thirteen minutes thirty seconds East (N 67° 13' 30" E) but always following the northerly side line of land of said Vaughn three hundred fifty-five and eighty-eight hundredths (355.88) feet to an iron pipe driven into the ground in the westerly side line of said road for a corner bound;

Thence North five degrees thirty minutes West (N. 05° 30' W), but always following the westerly side line of said road seven hundred twenty-nine and fifty-five hundredths (729.55) feet to the point of beginning, containing 11.234 acres, more or less.

This conveyance is also hereby SUBJECT TO the following:

1. Easement granted by R. Durgan Hinckley to Bangor Hydro-Electric Company, dated April 4, 1955, recorded in the Hancock County Registry of Deeds in Book 765, Page 599;
2. Easement granted by R.D. Hinckley to Bangor Hydro-Electric Company, dated November 9, 1954, recorded in the Hancock County Registry of Deeds in Book 766, Page 186.

The foregoing description is based upon a survey and plan made by Ronald E. Alley, Surveyor, dated April 3, 1968, and entitled 'Plan of Survey Made for R. Durgan Hinckley Estate Location West Side Christian Ridge Road, Ellsworth, Hancock County, Maine.'

There are EXCEPTIONS FROM the premises described above, and not hereby conveyed, the portions there of described in the following deeds:

1. Bounded and described in deed from Robert A. Ray and Persis G. Ray to Jerry M. Simmons and Ann M. Simmons, dated April 25, 1984, recorded in the Hancock County Registry of Deeds in Book 1494, Page 670;
2. Bounded and described in a deed from Robert A. Ray and Persis G. Ray to Alex H. Mangels, Jr. and Jennifer S. Mangels, dated June 28, 1985, recorded in the Hancock County Registry of Deeds in Book 1542, Page 56;
3. Bounded and described in a deed from Robert A. Ray and Persis G. Ray to John F. Jones, Jr. and Lura L. Jones, dated January 16, 1986, recorded in the Hancock County Registry of Deeds in Book 1566, Page 639; and
4. Bounded and described in a deed from Persis G. Ray, Trustee of the Persis G. Ray Revocable Trust, u/a dated July 16, 2001, and Persis G. Ray, Trustee of the Robert A. Ray Revocable Trust, u/a dated July 16, 2001 to Community Health and Counseling Services, dated July 22, 2015, recorded in the Hancock County Registry of Deeds in Book 6429, Page 233.

Subject to and with the benefit of a right of way as described in deed to Jerry M. Simmons and Ann M. Simmons dated April 25, 1984 and recorded in Book 1494, Page 670 of the Hancock County Registry of Deeds.

With the benefit of an easement to connect to the sewerage pumping station located on the premises described in deed to John F. Jones Jr. and Lura L. Jones dated January 16, 1986 and recorded in Book 1566, Page 639 of the Hancock County Registry of Deeds, and to install all necessary piper, wire and related apparatus in connection with a sewer line to serve other land of Robert A. Ray and Persis C. Ray. Grantees covenant to pay their pro-rata share of the costs to operate, maintain, repair and release the aforesaid sewerage pumping station.

Also being the same premises as referenced in the following deeds:

1. Bounded and described in a deed conveying a one-half interest from Robert A. Ray and Persis G. Ray to Robert A. Ray and Persis G. Ray, Trustees of the Persis G. Ray Revocable Trust, u/a dated July 16, 2001, deed dated October 2, 2001, recorded in the Hancock County Registry of Deeds in Book 3169, Page 171; and
2. Bounded and described in a deed conveying a one-half interest from Robert A. Ray and Persis G. Ray to Robert A. Ray and Persis G. Ray, Trustees of the Robert A. Ray Revocable Trust, u/a dated July 16, 2001, deed dated October 2, 2001, recorded in the Hancock County Registry of Deeds in Book 3169, Page 172.