

DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE
(Testate)

NANCY A. CUNLIFFE, of Milbridge, County of Washington, State of Maine, duly appointed and acting PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM R. PICARD, deceased, whose will was duly admitted to probate in the Probate Court for Washington County, State of Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to NANCY A. CUNLIFFE, of Milbridge, Washington County, State of Maine, whose mailing address is 562 Rays Point Road, Milbridge, ME 04658, being the person entitled to distribution, the land, together with the buildings and improvements thereon, located in Milbridge, County of Washington, State of Maine, described as follows:

Beginning at a point on the centerline of the Ray Point Road, so-called, said point bearing N 19° 31' W, 450 feet from the southwest corner of a lot of land described and conveyed in a deed from Main Real Estate Trust to Gilbert C. Laite and Joseph L. Soley, dated July 1, 1975, and recorded in the Washington County Registry of Deeds in Book 887, Page 293; thence S 82° 26' E, 16.50 feet to an iron pin set in the ground; thence continuing the same bearing 595.71 feet to an iron pin set in the ground; thence continuing the same bearing 20 feet, more or less, to a point on the high water line of Harrington Bay;

Thence southeasterly following said high water line 425 feet to a point;

Thence S 82° 26' E, 15 feet, more or less, to a point; thence continuing the same bearing 787.50 feet to an iron pin set in the ground; thence continuing the same bearing 16.50 feet to a point on the center line of said Ray Point Road;

Thence following said centerline the following courses and distances: N 19° 31' W, 50 feet; N 2° 36' E, 250 feet to the place of beginning.

NO TRANSFER TAX PAID

Containing 5.10 acres, more or less, and being Lot #5 on the subdivision plan prepared by Stephen E. Downey on file in the Washington County Registry of Deeds in Hanger 1, Slide 192.

Also conveying all of the Grantor's right, title and interest in and to any of the shore and flats adjacent to the above described land between high and low water mark.

Excepting and reserving herefrom all rights of the public in and to the easterly one-half of the Ray Point Road, so-called, which extends along the westernmost portion of the lot or parcel of land herein above described.

SUBJECT TO the easement from William Picard *et al.* to Bangor Hydro-Electric Company dated April 12, 1995, recorded in Book 1994, Page 159.

For source of title, reference is made to the deed from Daniel J. Picard, Philip P. Picard, and William J. Picard to William R. Picard dated November 5, 2008, recorded in Washington County Registry of Deeds in Book 3474, Page 226.

WITNESS my hand and seal this 13th day of October, 2015.

WITNESS:

Nancy J. Hanlon

Nancy A. Cunliffe
NANCY A. CUNLIFFE
PERSONAL REPRESENTATIVE OF THE
ESTATE OF WILLIAM R. PICARD

STATE OF MAINE
PENOBSCOT COUNTY

10/13, 2015

Then personally appeared the above-named NANCY A. CUNLIFFE, in her capacity as Personal Representative of the ESTATE OF WILLIAM R. PICARD and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Nancy J. Hanlon
Notary Public

Typed or Printed Name of Notary NANCY J. HANLON
My Commission expires: Notary Public * State of Maine
My Commission Expires June 13, 2019

SEAL

Received
Recorded Register of Deeds
Oct 23, 2015 11:19:58A
Washington County
Sharon D. Strout