BK13197 PGS 240 - 242 04/30/2019 10:38:13 AM
INSTR#: 2019007716 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

MAINE REAL ESTATE TRANSFER TAX PAID

DLN:1001940055949

DEED OF SALE BY PERSONAL REPRESENTATIVE (Testate) Maine Statutory Short Form KNOW ALL BY THESE PRESENTS,

That, Caroli S. Flodstrom of Upton, Massachusetts, and Susanne Fowler of Lisbon, Maine duly appointed and acting Co-Personal Representatives of the **Estate of William D. Smith, II**, deceased, (Kennebec County Probate Court Docket No. #2018-0613) Grantor, as shown by the probate records of the County of Kennebec, Maine, by the power conferred by the Probate Code, and every other power, without having given notice to any person succeeding to an interest in the real property described below, as authorized under said will and pursuant to 18-A M.R.S.A. Sec.3-711, for consideration paid, grants to **Jared S. Roy** whose mailing address is 44 Main Street, Apt. #2, Jay, ME 04239, Grantee, certain land, together with improvements thereon, located in Waterville, Kennebec County, Maine being more particularly bounded and described as follows:

Being Lot No. 44 according to a plan of lots made for Romeo Gilbert by R. G. Knowlton, C.E., dated May 5, 1952, and recorded in the Kennebec County Registry of Deeds in Plan Book 17 Page 103 and further bounded and described as follows:

Beginning at a point in the easterly line of Carver Street where the easterly line of Carver Street intersects with the northerly line of Gilbert Street; thence easterly along the northerly line of said Gilbert Street seventy-two and seven hundredths (72.07) feet; thence northerly in a line parallel with the easterly line of said Carver Street one hundred (100) feet; thence westerly in a line parallel with said northerly line of Gilbert Street seventy-two and seven hundredths (72.07) feet to the easterly line of said Carver Street; thence southerly along the easterly line of said Carver Street one hundred (100) feet to the point of beginning.

Subject to the provision that no building shall be within twenty (20) feet of a street line, nor within five (5) feet of a lot line.

ALSO ANOTHER certain lot or parcel of land with the buildings thereon situate in **Waterville**, County of Kennebec and State of Maine, and bounded and described as follows:

Being Lot No. 21 according to a plan of lots made for Romeo Gilbert by R. G. Knowlton, C.E., dated May 5, 1952, said plan being recorded in the Kennebec County Registry of Deeds in Plan Book 17 Page 103 and further described as follows:

Initial
JSR

Beginning at a point where the southerly line of Morgan Street intersects with the easterly line of Carver Street; thence southerly along the easterly line of said Carver Street one hundred (100) feet; thence easterly in a line parallel with the southerly line of said Morgan Street eighty-eight (88) feet; thence northerly in a line parallel with the easterly line of said Carver Street one hundred (100) feet to the southerly line of said Morgan Street; thence westerly along the southerly line of said Morgan Street eighty-eight (88) feet to the point of beginning.

Subject to the provision that no building shall be within twenty (20) feet of a street line, nor within five (5) feet of a lot line.

Meaning and intending to convey the same premises described in the Warranty Deed from Benjamin and Marion Hains to William D. Smith and Joyce B. Smith dated October 2, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5757, Page 47. Joyce B. Smith died on July 14, 2018, in Lisbon, Connecticut.

Dated: April 25, 2019

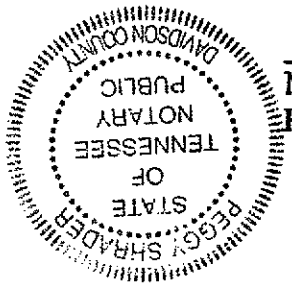
Estate of William D. Smith, II

By: _____
Caroli S. Flodstrom, Personal Representative

COMMONWEALTH OF MASSACHUSETTS

Dated: April 25, 2019

The personally appeared the above named **Caroli S. Flodstrom,** Personal Representative of the Estate of William D. Smith, II, who acknowledged the foregoing instrument to be her free act and deed in her representative capacity.



_____
Notary Public
Printed Name:

Dated: April 25, 2019

Estate of William D. Smith, II

By: Susanne Fowler
Susan Fowler, Personal Representative

STATE OF CONNECTICUT ss: Jewett City
County of New London Date: April 25, 2019

The personally appeared the above named **Susanne Fowler,** Personal Representative of the Estate of William D. Smith, II, who acknowledged the foregoing instrument to be her free act and deed in her representative capacity.

Maira C Fowler
Notary Public
Printed Name:

MAIRA C. FOWLER
NOTARY PUBLIC #77142
State of Connecticut
My Commission Expires
August 31, 2023