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DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL PERSONS BY THESE PRESENTS: That Maryann Lecompte, of 535 Lakeshore Drive, Auburn, ME 04210 and Michael Lecompte of 142 Old Lisbon Road, Lewiston, ME 04240 as Co-Personal Representatives of the ESTATE OF CONSTANCE LECOMPTE, deceased whose will was duly admitted to probate, docket number 2023-401, in the Probate Court for the County of Androscoggin, State of Maine, by the power conferred by law, and every other power (in the distribution of the estate) for consideration paid grant to JOSEPH BOWERING and ADELINE BOWERING, of 584 Foreside Road, Topsham, ME 04086, with QUITCLAIM DEED COVENANTS the premises situated in the City of Lewiston, County of Androscoggin and State of Maine, being more particularly described as follows:

A certain lot or parcel of land situated in said Lewiston, being composed of Lots numbered seventeen (17), eighteen (18), nineteen (19), twenty (20) and twenty-one (21), situated on Buckley Street as shown on a plan of Lots at Grove Street Heights belonging to the A. F. Hutchinson Land Co. Inc., said Plan being made by Ernest W. Branch, Surveyor, dated May 15, 1922, recorded in Androscoggin Registry of Deeds, Book of Plans, Volume 2, Book 4, Page 143, said lots being described more fully in the following deeds, namely:

Lot 17 – Sadie M. McVoy et al to Roland Gervais, July 24, 1951, Book 648, Page 543; and Mary F. McCarthy to Roland W. Gervais, September 19, 1955, Book 719, Page 154.

Lots 18 and 19 – Donald W. Wing to Roland W. Gervais and Jacqueline D. Gervais, May 5, 1951, Book 657, Page 59.

Lots 20 and 21 – Emile Plante to Roland W. Gervais and Jacqueline D. Gervais, July 13, 1955, Book 723, Page 503; and Mary F. McCarthy to Roland W. Gervais and Jacqueline D. Gervais, July 15, 1955, Book 720, Page 298.

Said Lots are conveyed subject to all existing restrictions as may be of record, to which said restrictions reference is hereby made.

There is also conveyed any and all right, title and interest which the grantors may have in a small strip of land at the rear of said Lot #17, extending back to and bounded by the "high Bank" on land formerly of Joseph Richard, but as to said strip the warranties of this deed extend only

against claims of person claiming by, through, or under said Roland W. Gervais and said Jaqueline D. Gervais.

The above-described lots are conveyed together with the buildings thereon.

Meaning and intending to convey and hereby conveying the same premises conveyed in the Deed from Roland W. Gervais and Jaqueline D. Gervais to Roland Lecompte and Constance Lecompte, dated June 2, 1960 and recorded at the Androscoggin County Registry of Deeds in Book 829, Page 214. The said Roland Lecompte died on July 13, 2020 leaving Constance Lecompte as surviving joint tenant and sole owner of the premises until her death on May 20, 2023.

IN WITNESS WHEREOF, the undersigned, have set their hand and seal this 17th day of November, 2023.

ESTATE OF CONSTANCE LECOMPTE

Witness:

By: Maryann Lecompte
Maryann Lecompte,
as Co-Personal Representative

Witness:

By: Michael J. Lecompte
Michael Lecompte,
as Co-Personal Representative

State of Maine
County of Androscoggin

November 17, 2023

Then personally appeared before me the above-named Maryann Lecompte and Michael Lecompte as Co-Personal Representatives of the Estate of Constance Lecompte and acknowledged the foregoing instrument to be their free act and deed.

ALIZABETH J. DOWLING
Notary Public, State of Maine
My Commission Expires 01/03/2030

Notary Public/Attorney-at-Law
Commission expiration:

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED