Receipt # 120589 PISCATAQUIS COUNTY: RECORDED
BK 3038 PG 92
Instr # 2025-2359
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3 Pages

ATTEST: Gail J Clark, Register of Deeds

DEED OF DISTRIBUTION

BETHANY WORSTER, of 27 Worster Way, Williamsburg Twp, Maine 04414, and MURRAY A. MacDONALD, of 1436 Forbes Street, North Tonawanda, New York 14120, duly appointed and acting Co-Personal Representative of the ESTATE OF MURRAY F. MacDONALD, deceased, whose will was duly admitted to probate in the Probate Court for Piscataquis County, Maine, by the power conferred by law, and every other power (in distribution of the estate), grants to MURRAY A. MacDONALD, of 1436 Forbes Street, North Tonawanda, New York 14120, being the person entitled to distribution, the real property more fully described as follows:

PARCEL ONE: The following described tract, or parcel of land, situated in the Town of BROWNVILE, in the County of Piscataquis, and in said State of Maine, and bounded and described as follows, to-wit:

Beginning at a point on the main road leading from Brownville to Brownville Junction, said point being on the top of the hill and also the southwest corner of the Dwinell lot (so-called); thence east one hundred and twenty (120) feet; thence south sixty (60) feet; thence westerly one hundred and twenty (120) feet to said main road; thence northerly on the line of said main road sixty (60) feet to the place of beginning.

Reference is hereby made to a warranty Deed from Calvin F. Leonard to John H. Greenway, dated March 23, 1922, and recorded in the Piscataquis County Registry of Deeds at Book 213, Page 333.

PARCEL TWO: The following described tract or parcel of land situated, lying and being in the Town of BROWNVILLE and the Village of Brownville Junction on the easterly side of the highway leading from the Village of Brownville Junction to the Village of Brownville, and being part of lot No. One (1) on a plan drawn by E. L. Chase and as yet unrecorded.

This lot is more particularly described as follows, viz:

Beginning at the southwest corner of lot No. One (1) above mentioned, thence

easterly on the south line of lot No. One (1) one hundred (100) feet; thence northerly thirteen (13) feet; thence westerly one hundred (100) feet; thence southerly thirteen (13) feet to point of beginning.

Reference is hereby made to a Warranty Deed from Annie M. Leonard to J.H. Greenway, dated August 13, 1930, and recorded in the Piscataquis County Registry of Deeds at Book 261, Page 502.

Further reference is hereby made to a distorted plan of E. L. Chase for E. G. Ryder recorded in the Piscataquis County Registry of Deeds at Volume 4, Page 23.

PARCEL THREE: Certain real estate situated in BROWNVILLE JUNCTION, and bounded and described as follows:

Beginning at a point on the easterly side of Front Street at the southwest corner of Lot 1 according to the plan of E. G. Ryder as drawn by Ezekiel Chase and proceeding easterly one hundred feet along said west line of said lot, thence south twenty inches, thence westerly one hundred feet, thence northerly twenty inches to the point begun at, meaning and intending to convey a strip of land one hundred feet long and twenty inches wide between said lot one and land on the south, both of said parcels now or formerly being owned by John H. Greenway.

Reference is hereby made to Warranty Deed from Annie W. Ryder to John H. Greenway, dated April 30, 1942, and recorded in the Piscataquis County Registry of Deeds at Book 272, Page 224.

Further reference, as to all three parcels, is hereby made to the abstract of the will of John H. Greenway, dated July 23, 1973, and recorded in the Piscataquis County Registry of Deeds at Book 7, Page 109.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Subject to all encumbrances, easements, covenants, conditions, and restrictions of record, if any.

Witness our hands and seals this 23rd day of May in the year of our Lord two thousand and twenty-five.

C. W. & H. M. HAYES
DOVER-FOXCROFT, MAINE 04426

Signed, Sealed and Delivered
in presence of

Witness

Bethany Worster
Bethany Worster,
Co-Personal Representative
Estate of Murray F. MacDonald

Witness

Murray A. MacDonald,
Co-Personal Representative
Estate of Murray F. MacDonald

STATE OF MAINE
Piscataquis, ss. May 23, 2025

Personally appeared the above-named Bethany Worster and acknowledged the above instrument to be her free act and deed in her said capacity.

Before me,

Notary Public / Attorney-at-Law

Darcie Burch
Typed or Printed Name

DARCIE M BURCH
Notary Public, State of Maine
My Commission Expires 9/24/2027

C. W. & H. M. HAYES
DOVER-FOXCROFT, MAINE 04426

N.P. SEAL