Receipt # 25758
Susan A. Black, Register of Deeds
Franklin County
Bk 4775 PG 196
Instr # 2025-7379
10/17/2025 12:59:06 PM
Pages 3

SEAL

STATE OF MAINE

FRANKLIN, ss.

DOCKET NO. 2025-0206

ESTATE OF: Felma Irene Doane

NAME OF PERSONAL REPRESENTATIVES:

Michael R. Doane 13 Orchard Road Gloucester, MA 01930	AND	Peter H. Doane 1227 N. Lakeside Drive Lake Worth, FL 33460

NOTICE OF APPOINTMENT OF DOMICILIARY FOREIGN PERSONAL REPRESENTATIVES

I, Heidi P. Jordan, Register of the Probate Court for the County of Franklin, having by law, the custody of the seal and all the records, books, documents, and papers of or appertaining to said Court, hereby certify that on the eighth day of October, 2025, a Notice of Appointment of Domiciliary Foreign Personal Representatives in the Estate of Felma Irene Doane, late of Beverly, Massachusetts was filed with the Probate Court in and for the County of Franklin, hereby empowering said Domiciliary Foreign Personal Representative to act in Maine, copies of which are attached.

Dated: October 17, 2025

Heidi P. Jordan, Register of Probate

STATE OF MAINE

Franklin COUNTY PROBATE COURT DOCKET NO. 2025-

Estate of Felma Irene Doane[1]
Decedent

Beverly, Massachusetts
Domicile of Decedent

Domicile (Cont.)

NOTICE OF APPOINTMENT OF DOMICILIARY FOREIGN PERSONAL REPRESENTATIVE[1]

The undersigned, whose name and address are: Michael R. Doane, 13 Orchard Rd., Gloucester, MA 01930 and Peter H. Doane, of 1227 N. Lakeside Dr., Lake Worth, FL 33460 was duly appointed Personal Representative of the Estate of: Felma Irene Doane
Name and domicile of decedent

Beverly, MA
Decedent (cont.)

by Essex Probate & Family Court, 36 Federal St., Salem, MA 01970
Name and address of court making appointment

Court (cont.)

on February 24, 2025
Date

Date of Death of the Decedent: February 15, 2024

I, as foreign Personal Representative, hereby certify that to the best of my knowledge and belief:

1. Real property belonging to the decedent is located in (list each county and municipality);

   Franklin County - Carrabassett Valley

2. No local personal representative has been appointed, and no local administration, application or petition is pending in this state.

3. An authenticated copy of my appointment, which has not been modified or revoked by the appointing Court, is attached;

4. A certificate, dated within sixty (60) days of submitting this form, proving current authority, is attached;

5. Check one:[2]

   ☒ I was not required to give any bond; or

   ☐ An authenticated copy of the bond filed in the appointing Court is attached.

Wherefore, I request that this Court accept and file this notice of appointment, and hereby submit personally to the jurisdiction of this court.

Dated: October 1, 2025

Domiciliary Foreign Personal Representative

Maine-Based Attorney for Personal Representative, if any

Paul H. Mills
Name

P.O. Box 608, 163 Main St.
Address

Farmington, ME 04938
Address

207-778-3521
Phone Number

000087
Maine Bar Number

[1] See 18-C M.R.S. § 4-201 *et seq.*
[2] See 18-C M.R.S. § 4-204

In the case of multiple Personal Representatives, submit an N-116 for each appointee.

MARP

Probate Court

WARRANTY DEED

DEAD RIVER COMPANY, a Maine corporation having its principal place of business located in Bangor, County of Penobscot, State of Maine,

in consideration of One ($1.00) Dollar, and other valuable considerations, paid by

FELMA I. DOANE and LEROY J. DOANE, husband and wife, both of 3 Wellesley Road, Beverly, Commonwealth of Massachusetts, grants to said Felma I. Doane and Leroy J. Doane, as joint tenants,

with Warranty Covenants, certain land with buildings thereon, in Township 3, Range 2, B.K.P.;W.K.R. (Carrabassett Valley), Franklin County, Maine, being more particularly described as Lot No. 14 according to a plan of lots prepared for Dead River Company by James W. Sewall Company, dated February 1974, 27 Subdivisions Township 3, Range 2, B.K.P.;W.K.R., Franklin County, Maine, recorded in Franklin County Registry of Deeds, Plan Book 136½, Page 52. Granting a right of way 20 feet in width for vehicular and pedestrian use only described as follows: Commencing at the northeast corner of Lot 15 as shown on plan entitled, "Survey Plan, Dead River Company, 27 Subdivision, Carrabassett Valley, Franklin County, Maine, by J. W. Sewall Company", and proceeding in a westerly direction along the northerly boundary of Lot 15, 20 feet; thence, left 90° and in a line parallel to the easterly line of Lot 15 to the southerly line of Lot 15; thence left along the easterly boundary of Lot 15 to the point of beginning. For use in common by the Grantee and others. Subject to the following conditions and restrictions made for the benefit of the Grantee(s) and the (Grantees') assigns and for the benefit of others who purchase lots in the same development, to which conditions and restrictions the Grantee(s) accedes and agrees to be bound: (a) Said premises shall be used for residential purposes only and not for any commercial use. (b) All chimneys shall be equipped with spark arresters. (c) No trash, ashes, other refuse, or junked automobiles shall be deposited or burned on said premises. (d) No temporary structures, house trailers or tents shall be permitted to remain on said premises, except as may be necessary during construction. (e) In the event of fire or other casualty to any building, the same shall be promptly rebuilt, or all debris shall be removed and the premises restored to a sightly and safe condition with reasonable promptness. (f) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. (g) No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with at least the minimum requirements and standards in effect in the State of Maine at the time of construction. (h) No individual sewerage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordancewith at least the minimum requirements and standards in effect in the State of Maine at the time of construction. (i) The lots as delineated on the plan shall not be subdivided or more than one single family dwelling constructed on any one lot. Each of the foregoing conditions and restrictions is to be permanent and shall run with the land to subsequent landowners and any deeds or other instruments of conveyance of said land shall contain a reference to said conditions and restrictions, which conditions and restrictions may be enforcible by the Grantors herein or the owner of any lot conveyed according to said plan of lots.

DEAD RIVER COMPANY has caused this instrument to be signed in its corporate name and its corporate seal affixed by its Vice President duly authorized, this 13th day of August, 1975.

Witness

DEAD RIVER COMPANY (Corp. Seal)

By /s/ Rollin F. Haynes
Its Vice President Duly Authorized

Penobscot, ss. August 13, 1975

The State of Maine - Franklin, ss. August 13, 1975 Then personally appeared the above named Rollin F. Haynes of Dead River Company,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, /s/ Rosalie A. Cole
Notary Public (N.P.Seal)

My Commission Expires May 8, 1981

Franklin, ss. Recorded according to the original received December 5, 1975 at 11 h. 45 m. A. M.