Receipt # 219384
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Pages 3
DEED
Instr # 13608
Cherri L Crockett Register of Deeds OXFORD COUNTY

1002240210754

DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

KNOW ALL BY THESE PRESENTS, that **JOHN M. CHANDLER**, of Falmouth, County of Cumberland, State of Maine, duly appointed and acting Personal Representative of the Estate of Roberta M. Chandler, deceased, testate, as shown by the probate records of the Oxford County Probate Court, Docket# 2022-0105, by the power conferred by law, and every other power, with notice having been waived in Article Four of the Will, for consideration paid, grants to **MARK S. MOULTON** a certain parcel of land, together with all improvements thereon, located on the Westerly Side of Fern Drive in Lovell, County of Oxford, State of Maine, more particularly bounded and described as follows:

See Exhibit A attached.

MAINE REAL ESTATE TRANSFER TAX PAID

Being the same premises described in a Life Estate Deed of John R. Chandler and Roberta M. Chandler to Millard H. Chandler and Lillian Anna Chandler, dated May 31, 1980, and recorded in Oxford Western Registry of Deeds in Book W244, Page 126. The said Millard H. Chandler died September 5, 1987, leaving Lillian Anna Chandler the sole life tenant. The said Lillian Anna Chandler died on January 1, 2006, thereby extinguishing the life tenancy. The said John R. Chandler died October 4, 2012, as is evidenced by the records of the Oxford County Probate Court, Docket 2012-0389, leaving Roberta M. Chandler the sole surviving joint tenant.

Further title reference may be had to a deed from Clifford G. Kimball to John R. Chandler and Roberta M. Chandler, dated May 30, 1980, and recorded in the Oxford County Registry of Deeds, Book W244, Page 108, and to an Abstract of Probate recorded in said Registry at Book 5682, Page 696, for the Estate of Roberta M. Chandler.

This deed prepared without benefit of title search.

IN WITNESS WHEREOF, I, John M. Chandler, as personal representative of the Estate of Roberta M. Chandler, have hereunto set my hand and seal this 20 day of September, 2022.

Signed, Sealed, and Delivered in the presence of

ESTATE OF ROBERTA M. CHANDLER

Witness

COREY M. ST. PIERRE
My Commission Expires
06-12-2026
NOTARY PUBLIC

By: John M. Chandler
Personal Representative of the
Estate of Roberta M. Chandler

STATE OF MAINE
CUMBERLAND COUNTY

September 20 2022

Then personally appeared the above-named JOHN M. CHANDLER, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law



EXHIBIT A
Chandler to Moulton
Lovell

A certain lot or parcel of land, together with any buildings or improvements thereon, situate on the westerly side of Fern Drive in the Town of Lovell, County of Oxford, and State of Maine, more particularly bounded and described as follows:

Commencing on the Westerly side of said Fern Drive, at the end of a stonewall at a point marking the Northeasterly-most corner of the parcel hereby conveyed and the Southeasterly-most corner of land of the within grantees; Thence S 40° 22' 48" W along an old wire fence, and partially along a stonewall, and land of said grantees for 159.4 feet, more or less, to a point in said wall; Thence S 29° 44' 04" W along said wall and land of grantees for 47.1 feet, more or less, to a point in said wall; Thence S 45° 49' 51" W along said wall and land of grantees for 27.3 feet, more or less, to the end of said wall at the remains of a wire fence; Thence S 60° 55' 45" W along said wire fence and land of grantees for 134.1 feet, more or less, to a point near an old power pole, which point marks the Northwesterly-most corner of the parcel hereby conveyed; Thence S 35° 20' 42' E for 81.5 feet, more or less, to a point for a corner to be marked by an iron pipe; Thence N 81° 35' 09" E along remaining land of granter for 193.7 feet, more or less, to a corner in a stonewall coming in from the South, and common corner of land now or formerly of one Allen; Thence N 65° 53' 56" E along said wall and land of said Allen for 139.2 feet, more or less, to the intersection with another stonewall coming in from the South on the Westerly side of the aforementioned Fern Drive; Thence along the last mentioned stonewall N 24° 11' 42" W for 249.7 feet, more or less, to the point of beginning.

Containing 1.22 acres, more or less. The above courses and distances are taken from a survey sketch plan by David G. Fox, registered land surveyor.