NO REAL ESTATE TRANSFER TAX PAID

BK15803 PGS 34 - 35 07/27/2026 10:37:28 AM
INSTR#: 2026016513 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (Statutory Short Form)

DLN: 4005413

KEVIN D. KITCHIN of Fairfield, Somerset County, Maine, duly appointed and acting Personal Representative of the **Estate of Lawrence R. Kitchin**, deceased, whose Will was duly admitted to probate in the Kennebec County Probate Court, County of Kennebec, Maine, Docket No. 2026-0444, by the power conferred by law, and every other power, (in distribution of the estate) grants to **KEVIN D. KITCHIN**, whose mailing address is 57 Howe Road, Fairfield, Maine 04937, being the person(s) entitled to distribution, a certain lot or parcel of land together with buildings thereon, situated in said **Clinton**, Kennebec County, Maine bounded as follows, to wit:

BEING a part of Lot No. 46 on Fifteen Mile Lot H-2, bounded on the north by the main road leading from Burnham to Canaan; on the east by the east line of said Lot; on the south by the south line of said Lot No. 46; the east and south lines being a part of the town line between Clinton and Pittsfield, and on the west by land formerly owned by maria Winn; containing seventy-nine acres, more or less. Said premises having been conveyed to said Amos S. Kent by deed dated May 27, 1911 and recorded in the Kennebec County Registry of Deeds.

EXCEPTED from the above described premises are the following out-conveyances:

- Parcel conveyed by Warranty Deed of Carl M. Blaisdell to Leroy Austin Starbird and Clarence E. Milton dated July 19, 1968 and recorded in Kennebec County Register of Deeds in Book 1473, page 279 (which includes the "right and easement to the brook running across the land of Blaisdell easterly of the above described parcel for the purpose of supplying water to the pond on the parcel conveyed to Starbird and Milton; said brook not to be diverted or the source of water of said brook to be obstructed in any way");

- Parcel conveyed by warranty Deed from Carl M. Blaisdell to N. Leroy Humphrey and Walter Grignon dated April 7, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1490, Page 857;

- Parcel conveyed by deed of Carl Blaisdell to Leroy Austin Starbird dated October 24, 1975 and recorded in Kennebec County Registry of Deeds in Book 1860, Page 12,

- Parcel conveyed by Warranty Deed of Lawrence R. Kitchin to Gary Burgess dated November 5, 2025 and recorded in the Kennebec County Registry of Deeds in Book 15552, Page 268

BEING all that remains of Parcel One as described in the Warranty Deed from Amos S. Kent and Nettie L. Kent to Carl M Blaisdell dated August 13, 1954 and recorded in the Kennebec County Registry of Deeds in Book 973, Page 216. Carl M. Blaisdell died intestate a resident of Clinton, Maine, on December 12, 1985, survived by his wife Mary Blaisdell, as his sole heir-at-law. Mary Blaisdell died intestate a resident of Clinton, Maine on July 11, 1997, survived by one brother, William LeMore, as her sole heir-at-law.

Meaning and intending to convey the same premises conveyed by the Inhabitants of the Municipality of Clinton to Jeffrey Rediker by deed dated June 13, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6517, Page 295 (the above property being described generally as Lot 17 of Map 014 on the Tax Maps of the Municipality of Clinton dated Paril 1, 1995).

Witness my hand and seals this 27 day of July, 2026.

Estate of Lawrence R. Kitchin

By: _____
Kevin D. Kitchin, Personal Representative

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

Personally, appeared before me on this 27 day of July, 2026, the above named, KEVIN D. KITCHIN, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public
Name: Jonathan D. Provisor
My Commission Expires: 06/05/2033

JONATHAN D. PROVISOR
Notary Public - Maine
My Commission Expires
06/05/2033