Receipt # 20669
Bk 5277 PG 287
07/09/2018 12:42:30 PM
Pages 2
DEEDS
Instr # 40148
Rebecca S. Wotton Lincoln County Registry of Deeds

DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

HARLAN A. CREAMER, of 56 Deaver Road, Town of Waldoboro, County of Lincoln, and State of Maine, duly appointed and acting Personal Representative of the **ESTATE OF ARTHUR M. CREAMER**, deceased (testate), as shown by the probate records of Knox County, Maine DOCKET NO. 2013-003, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, Grants to **JANE M. GARVIN and JAMES JACOBSON, Co-Trustees of the JANE M. GARVIN LIVING TRUST, dated November 22, 2002**, whose mailing address is 2815 E. 25th Street, Minneapolis, Minnesota 55406-1324, the real property in Waldoboro, Lincoln County, Maine, described as follows:

A certain lot or parcel of land, situated on the easterly side of Dutch Neck Road with the buildings thereon situated in Waldoboro, County of Lincoln and State of Maine, bounded and described as follows, to wit:

BEGINNING at the southwest corner bound of the easterly side of Dutch Neck Road;

THENCE northerly by and along said road on the easterly side for a distance of 250 feet;

THENCE easterly and parallel with the southerly bound of land formerly of the heirs of Granville H. Gross to shore of the river;

THENCE southerly and along shore of river 250 feet, more or less, to southeasterly corner bound of said property at shore;

THENCE west by and along south bound of said land formerly of Gross heirs, now or formerly being the southerly bound of Nora B. Gross land to the easterly side of said road to the **POINT OF BEGINNING**.

For Reference see deed of Nora B. Gross to Beryl C. Creamer dated September 16, 1949 and recorded in the Lincoln County Registry of Deeds in Book 484, Page 580

ALSO CONVEYING all the land and buildings on the westerly side of said Dutch Neck Road and all the remaining land on the east side of said Dutch Neck Road from said road to the river. Said land on the easterly side of Dutch Neck Road to begin at a point 250 feet from the southerly boundary of land formerly of Nora B. Gross and being all of the land north of her northerly boundary as set off, said land to run from Dutch Neck Road on the easterly side to the shore of the river.

For Reference see Report of Commissioner dated November 17, 1948 and recorded in the Lincoln County Registry of Deeds in Book 482, Page 367.

MAINE REAL ESTATE
TRANSFER TAX PAID

BEING the same premises conveyed by deed of Harlan A. Creamer, Personal Representative of the Estate of Beryle C. Creamer to Arthur M. Creamer, dated July 8, 2010, and recorded in the Lincoln County Registry of Deeds in Book 4299, Page 304.

For reference see Estate of Arthur M. Creamer, Lincoln County Probate Court, Docket No. 2013-0003.

EXCEPTING the premises conveyed by deed of Beryl C. Creamer to Melvin Genthner dated June 23, 1970 and recorded in the Lincoln County Registry of Deeds in Book 671, Page 63.

EXCEPTING the premises conveyed by deed of Beryl C. Creamer to William K. Winchenbach dated October 1, 1971 and recorded in the Lincoln County Registry of Deeds in Book 709, Page 20.

EXCEPTING the premises conveyed by deed of Beryl C. Creamer to Samuel G. Cohen and Harriet R. Cohen dated March 30, 1973 and recorded in the Lincoln County Registry of Deeds in Book 765, Page 214.

EXCEPTING the premises conveyed by deed of Beryl Creamer to John Gorman and Deborah Gorman dated October 12, 1974 and recorded in the Lincoln County Registry of Deeds in Book 823, Page 254.

SUBJECT TO an easement from Harlan A. Creamer, Personal Representative of the Estate of Arthur M. Creamer to Millard A. Creamer dated June 29, 2018 and to be recorded herewith on an even date.

WITNESS my hand and seal this 29th day of June, 2018.

Witness

Harlan A. Creamer, Personal Representative
of the Estate of Arthur M. Creamer

STATE OF MAINE
WALDO, ss

Dated: June 29, 2018

Then personally appeared before me the above named Harlan A. Creamer in his said capacity and (severally) acknowledged the foregoing instrument to be his free act and deed.

Atty

(Signature of Notary Public)

Printed Name: William S. Kelly, Esq.

Commission expires: Atty: Bar No. 7077