Doc # 2013028943
Book 11552 Page 0142

TRANSFER TAX PAID

DEED OF SALE BY PERSONAL REPRESENTATIVE

James Kevin Vogel of Belgrade, County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the **Estate of Marjorie A. Tripp,** deceased, as shown by the probate records of Kennebec County, Maine, Docket #2012-0395, 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 law, and every other power, for consideration paid, grants to

Jaime R. Vogel of Belgrade, County of Kennebec, State of Maine, whose mailing address is **15 Pickeral Lane, Belgrade, Maine 04917**

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in **Belgrade,** County of **Kennebec,** State of **Maine,** bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

Received Kennebec SS.
10/29/2013 10:50AM
Pages 3 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS

IN WITNESS WHEREOF, the Personal Representative has set his hand, under seal, this 24 day of October, 2013.

Witness

James Kevin Vogel, P.R.
James Kevin Vogel, Personal Representative
of the Estate of Marjorie A. Tripp

State of Maine
County of Kennebec, ss. October 24, 2013

Then personally appeared the above-named James Kevin Vogel, Personal Representative of the Estate of Marjorie A. Tripp, in his said capacity and acknowledged the foregoing to be his free act and deed.

Before me,

SEAL

Name:
Notary Public/~~Attorney-at-Law~~
Commission expires:_____

NICOLAS G. PATENAUDE
Notary Public, Maine
My Commission Expires August 11, 2017

(3) KSB

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, if any, situated westerly of, but not adjacent to, Location Road, so-called, in the Town of Belgrade, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the southerly line of the land now or formerly of Casey L. Gillespie (hereafter "the Gillespie lot") by deed dated April 29, 2008 and recorded in the Kennebec County Registry of Deeds (hereafter "the Kennebec Registry") Book 9714, Page 70 and set at the northwesterly corner of the first parcel of land conveyed to Mary J. Vogel, et al., (hereafter "the first Vogel lot") by deed, dated November 12, 2003, recorded in the Kennebec Registry in Book 7730, Page 300;

Thence South 24° 48' 41" West along the westerly line of a right of way across the first Vogel lot hereinafter described, a distance of 66.31 feet to a point;

Thence continuing South 24° 48' 41" West along the westerly line of the first Vogel lot, a distance of 137.34 feet to an iron rod set at the southwesterly cornet of the first Vogel lot and set on the northerly line of the third parcel conveyed to Mary J. Vogel, et al., (hereafter "the third Vogel lot") by the deed referenced above;

Thence North 59° 06' 40" West along the northerly line of the third Vogel lot, a distance of 600.00 feet to an iron rod set at the northwesterly corner of the third Vogel lot;

Thence South 25° 02' 06" West along the westerly line of the third Vogel lot, a distance of 198.95 feet to an iron rod set on said line at the northeasterly corner of the second parcel conveyed to Mary J. Vogel, et al., (hereafter "the second Vogel lot") by the deed referenced above;

Thence North 59° 23' 46" West along the northerly line of the second Vogel lot, a distance of 631.56 feet to an iron rod set on said line;

Thence continuing North 59° 23' 46" West along the northerly line of the second Vogel lot, a distance of 55.00 feet, more or less, to the thread of a small brook;

Thence in a general northerly direction along the thread of said brook and along the easterly line of the remaining land of the Estate of Marjorie A. Tripp, a distance of 435.00 feet, more or less, to the southerly line of the land conveyed to Richard C. Glaster, et al., (hereafter the "first Glaster lot") by deed dated February 25, 2002 and recorded in the Kennebec Registry in Book 6837, Page 227;

Thence South 59° 40' 06" East along the southerly line of the first Glaster lot, a distance of 15.00 feet, more or less, to an iron rod set on said line, the tie line bearing and distance from the last mentioned iron rod set to this iron rod set is North 22° 56' 53" East a distance of 395.13 feet;

Thence continuing South 59° 40' 06" East along the southerly line of the first Glaster lot, a distance of 778.62 feet to a capped rebar found (#1182) at the southwesterly corner of the land conveyed to Richard C. Glaster, et al., (hereafter the "second Glaster lot") by deed dated August 27, 1999 and recorded in the Kennebec Registry in Book 6043, Page 114;

Thence South 59° 41' 37" East along the southerly line of the second Glaster lot, a distance of 365.87 feet to a capped rebar found (#1182) at the southeasterly corner of the second Glaster lot and found at the southwesterly corner of the Gillespie lot, referenced above;

Thence South 59° 38' 16" East along the southerly line of the Gillespie lot, a distance 99.87 feet to the iron rod set at the point of beginning; containing 386,540 square feet or 8.874 acres.

Being the parcel labeled, "A Portion of the Land Owned by the Personal Representative of the Estate of Marjorie A. Tripp," on the plan of survey entitled, "Plan of Land Owned by the Personal Representative of the Estate of Marjorie A. Tripp," Location Road, Belgrade, ME," by K & K Land Surveyors, Inc. dated May 2013 recorded in Kennebec County Registry of Deeds in Plan Book 2013, Page 69 (the "Tripp Plan"). All iron rods called as "set" in the above description are one-half (1/2) inch rebar capped and labeled, "K & K Land Surveyors, Inc. #1132."

Also hereby conveying an easement, in common with others, for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility services (as defined in 33 M.R.S. §458(2)(B)) in, on, over or under the premises running westerly from Location Road across land of Mary J. Vogel and James Kevin Vogel shown as Right of Way Parcel A and Right of Way Parcel C on the Tripp Plan. Being the easements conveyed by Mary J. Vogel and James Kevin Vogel to James Kevin Vogel, Personal Representative of the Estate of Marjorie A. Tripp by easement deed of recent or even date with these presents and said deed was recently recorded or is to be recorded with these presents in the Kennebec County Registry of Deeds.

Excepting and reserving to James Kevin Vogel, Personal Representative of the Estate of Marjorie A. Tripp, for the benefit of the remaining land of the Estate of Marjorie A. Tripp described in the deeds recorded in said Registry in Book 1503, Page 455 and Book 1873, Page 49, an easement for all purposes of a right of way including, without limitation, ingress and egress by foot or vehicle and the installation and maintenance of utility services (as defined in 33 M.R.S. §458(2)(B)) in, on, over or under the portion of the above-described premises shown as Right of Way Parcel B and Right of Way Parcel D on the Tripp Plan.

Meaning and intending to convey a portion of the premises described in the deed from Robert J. Tribou and Victoria T. Ames, f/k/a Victoria T. Tribou, to Jack F. Vogel and Marjorie A. Vogel, dated September, 1969, recorded in Kennebec County Registry of Deeds in Book 1503, Page 455 and the deed from Jack F. Vogel to Marjorie A. Vogel, dated September 18, 1972, recorded in said Registry in Book 1873, Page 49. Marjorie A. Vogel later became known as Marjorie A. Tripp. See Certificate and Abstract of Probate for the Estate of Marjorie A. Tripp recorded in said Registry in Book 11138, Page 45.