Authentisign ID: B6F454B6-518C-F111-B337-000D3A1FE58D

MB

DLN 1002440281006

MAINE REAL ESTATE TAX-Paid

(Space Above For Recording Information)

PERSONAL REPRESENTATIVE'S DEED

(Deed of Sale)

Angela M. Roberge, duly appointed and acting **Personal Representative of the Estate of Alfred C. Stults, III,** deceased (testate), as shown by the probate records of Cumberland County, Maine, (Docket #2024-0773), and certifying that the notice of the sale as required by 18-C MRSA §3-711, has been waived by all heirs and devisees, by the power conferred by the Probate Code, and every other power, grants **Michael Bernier**, whose mailing address is 67 Prescott Street, Newton, MA 02460, the premises situated in Windham, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the northerly shore of Highland Lake in the Town of Windham, County of Cumberland and State of Maine, being Lot No. 8 as shown on the Plan of Highland Lake Vista made by E.A. Rand, Surveyor and recorded in Cumberland County Registry of Deeds in Plan Book 20, Page 20, to which plan reference is hereby made for a more particular description.

These premises are conveyed together with the fee so far as we have the right to convey the same of all the streets and ways shown on said plan in common with the owners of the other lots shown on said plan and subject to the rights of all of the said lot owners to made any customary use of the said street and ways.

Being the same lands and premises conveyed by virtue of a deed from Alfred C. Stults, Jr. and Virginia J. Stults to Albert C. Stults, III and Linda S. Stults dated August 11, 1997 and recorded in said Registry in Book 13250, Page 39. Linda S. Stults passed away leaving Alfred C. Stults, III as, surviving Joint Tenant. Further reference is made to Certificate and Abstract, Docket No. 2024-0773 dated May 14, 2024 and recorded in the Cumberland County Registry of Deeds in Book 40762, Page 11.

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DOC :25105 BK:40878 PG:254
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/22/2024, 11:24:37A
Register of Deeds Jessica M. Spaulding E-RECORDED

Witness my said hand in my said capacity this 19th day of July, 2024.

Estate of Alfred C. Stults, III

Witness

By: Angela M. Roberge, Personal Representative

State of Maine
County of Cumberland

July 19, 2024

Personally appeared the above named Angela M. Roberge, the Personal Representative of the Estate of Alfred C. Stults, III, in her said capacity and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of the Estate of Alfred C. Stults, III

HILLARY L. BICKFORD
MY COMMISSION EXPIRES MAY 6, 2026
NOTARY PUBLIC
MAINE

Before me,

Notary Public/ Attorney at Law

Z/240332-M/DEED/TM