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DEED OF PERSONAL REPRESENTATIVE (TESTATE)

Russell O. McEwen of Brewer, County of Penobscot, State of Maine, duly appointed and acting personal representative of the Estate of John W. McEwen, deceased testate, as shown by the probate records of Penobscot County, Maine, and not 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, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other, power, for consideration paid, grant to Norman W. Bragdon and Mary J. Bragdon, husband and wife, both of Brewer, County of Penobscot, State of Maine, as joint tenants, the land in Brewer, Penobscot County, Maine.

A certain lot or parcel of land with the improvements thereon situated in Brewer, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

Lot No. Four (4) and Twenty-eight (28) feet of Lot No. Five (5), Block D, on a plan made by C. F. Wiswell dated May 8, 1955, and recorded in Penobscot Registry of Deeds, Plan Book 17, Page 121, meaning and intending to convey a portion of the premises conveyed to the Brewer Real Estate and Development Corporation by Stephen B. Little by his warranty deed dated July 12, 1954, and recorded in the Penobscot Registry of Deeds in Volume 1446, Page 312 to which references may be had.

Said Lot is subject to the following conditions and restrictions, that it shall be used for residential purposes only, and that no house shall be constructed thereon unless the front shall be thirty (30) feet from the sideline of the street and ten (10) feet from the sidelines of said lot and shall contain at least four rooms and bath and shall be of good average construction equal to F.H.A. Standard, the outside finish of the house

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and the grading of the lot shall be completed within two (2) years from the date of the initial excavation.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises described in a deed from Brewer Real Estate and Development Corporation to John W. McEwen and Mariam A. McEwen, as tenants in common, dated September 26, 1956, recorded in the Penobscot County Registry of Deeds in Volume 1555, Page 35. The said Mariam A. McEwen, deceased testate on January 29, 1987. Under the provisions of her Last Will and Testament she devised her interest in the above described premises to her husband John W. McEwen. The said John W. McEwen, deceased testate on January 4, 1988. Under the provisions of his Last Will and Testament duly proved and allowed, he named Russell O. McEwen his Personal Representative and gave him full power of sale without requiring notice under Title 18A M.R.S.A. §3-711.

Witness my hand and seal this 12th day of May, 1988.

WITNESS:

Scott G. Footman

Russell O. McEwen
Personal Representative of the Estate of John W. McEwen

STATE OF MAINE
Penobscot, ss

September, 1987

Personally appeared the above named, Russell O. McEwen, in his said capacity and acknowledged the above instrument to be his free act and deed.

Before me,

SEAL

"Maine Real Estate Transfer Tax Paid"

Name:
Notary Public
William F. Esty
Notary Public — State of Maine
My Commission Expires November 5, 1990

PENOBSCOT. SS. REC'D MAY 16 1988 3 h.50m. P.M.