Receipt # 226817
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06/30/2023 10:56:39 AM
Pages 2
DEED
Instr # 7151
Cherri L Crockett Register of Deeds OXFORD COUNTY

DEED OF SALE BY PERSONAL REPRESENTATIVES

DLN# 1002340239924

KNOW ALL BY THESE PRESENTS THAT we, CORRINE DOWNS & BRADLEY DOWNS, both of Andover, Oxford County, State of Maine, duly appointed and acting Personal Representatives of the ESTATE OF WALTER L. DOWNS, SR., deceased, testate, as shown by the probate records of Oxford County, Maine, Docket No. 2022-0425, and notice having been waived, by the powers conferred by the Maine Probate Code, and every other power, grant to HONGYI RUAN, whose mailing address is 11520 116th Street, South Ozone Park, NY 11420, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Mexico, County of Oxford, State of Maine, and being more particularly bounded and described in the attached Exhibit A.

MAINE REAL ESTATE TRANSFER TAX PAID

The premises are conveyed SUBJECT TO any easements and restrictions of record and this deed INCLUDES all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our hands and seals this 30 day of June, 2023.

Corrine Downs
CORRINE DOWNS, *Personal Representative of the* ESTATE OF WALTER L. DOWNS, SR.

Bradley Downs
BRADLEY DOWNS, *Personal Representative of the* ESTATE OF WALTER L. DOWNS, SR.

STATE OF MAINE

COUNTY OF OXFORD, SS. June 30, 2023

Personally-appeared *before me* the above-named CORRINE DOWNS & BRADLEY DOWNS, as Personal Representatives of the ESTATE OF WALTER L. DOWNS, SR., and acknowledged the foregoing instrument to be their free act and deed and in their said capacities.

NOTARY PUBLIC / Attorney At Law
Printed Name: Michael T. Stevens Esq
My Commission Expires:

Exhibit A

A certain lot or parcel of land, together with the building and improvements thereon, situated in the Town of **Mexico**, County of Oxford, State of Maine, and being more particularly bounded and described as follows:

A certain lot or parcel of land, together with the building and improvements thereon, situated at Mexico Corner in said Mexico and being lot numbered 45 on the southerly side of Sanders Street and containing seventy-eight hundred seventy-five (7875) square feet as shown on the plan entitled "Plan of Sanders Purchase, Mexico, Maine", dated January 10th, 1901, and signed by Henry Nelson, Surveyor, which plan is on file at the Oxford County Registry of Deeds.

Also, another certain lot or parcel of land adjoining said lot 45 and being a part of lot numbered 46 as shown on said plan, said parcel being described as follows: **COMMENCING** at the most northerly corner of lot numbered 46; **THENCE** running southeasterly along the northeasterly sideline of said lot a distance of two (2) feet; **THENCE** southwesterly parallel to the northwesterly sideline of said lot 46 a distance of thirty-five (35) feet; **THENCE** northwesterly two (2) feet to the northwesterly sideline of said lot; **THENCE** northeasterly along the northwesterly sideline of said lot to the **POINT OF BEGINNING.**

Being the same premises conveyed by Velma Downs, Ezma V. Packard and Elaine Burgess to Walter L. Downs, by Warranty Deed dated June 13, 1974 and recorded in the Oxford County Registry of Deeds in Book 825, Page 25.

Walter L. Downs, was also known as Walter L. Downs, Sr. and they were one and the same person.

Walter L. Downs, Sr. died on September 10, 2022, testate, as evidenced by the record set forth in Docket No. 2022-0425 in Oxford County Registry of Probate.