DEED OF SALE
BY
PERSONAL REPRESENTATIVE

00008

KNOW ALL BY THESE PRESENTS,

THAT I, EDWARD H. HAHNEL, of Salt Hill, Virginia, duly appointed and acting Personal Representative of the Estate of Ruby F. Berry deceased (testate), as shown by the probate records of the County of Sagadahoc, Maine and having given notice to each person succeeding to an interest in the real property described below at least (10) days prior to sale, by the power conferred by the Probate Code, and every other power, for consideration paid grants to **ELAINE WARNER** of Brunswick, County of Cumberland and State of Maine, the real property in Topsham, County of Sagadahoc and State of Maine, described as follows:

*** NOT A TRUE COPY

A certain lot or parcel of land situated on the easterly side of the Tedford Road, so-called, and the southwesterly corner of land now or formerly owned by William J. Lavoie; thence in an easterly direction along said land now or formerly owned by William J. Lavoie a distance of two hundred and fifty (250') feet to a pin set in the ground; thence in a northerly direction along land now or formerly of William J. Lavoie a distance of two hundred (200') feet, more or less, to a pin set in the ground and land now or formerly of Cecile A. Davis; thence in a easterly direction along land now or formerly of Cecile A. Davis a distance of twenty-five (25') feet, more or less to a pin set in the ground; thence in a northerly direction along land now or formerly of Cecile A. David and Rodney F. Clark a distance of one hundred and seventy (170') feet, more or less, to a pin set in the ground and the southwesterly sideline of a Central Maine Power Company easement; thence in a southeasterly direction along the southwesterly sideline of said Central Maine Power Company easement a distance of eight hundred and seventy (870') feet, more or less, to a pin set in the ground and land now or formerly of Nora E. Labbe; thence in a southerly direction along land now or formerly of Nora E. Labbe and Kathryn M. Hough a distance of four hundred and ten (410') feet, more or less, to a pin set in the ground; thence in a southeasterly direction along land now or formerly of Kathryn M. Hough a distance of thirty-five (35') feet, more or less, to a pin set in the ground and land now or formerly of Patricia M. Bleech; thence in a southwesterly direction along land now or formerly of Patricia M. Bleech a distance of two hundred and forty-five (245') feet, more or less, to a pin set in the ground and land now or formerly of Ronald Anton; thence in a northwesterly direction along land now or formerly of Ronald Anton and Frances B. Wilson a distance of four hundred (400') feet,

more or less, to a pin set in the ground; thence in a westerly direction along land now or formerly of Jan L. Clark a distance of two hundred and fifty (250') feet, more or less, to a pin set in the ground; thence in a northerly direction along land now or formerly of Robert F. Clark, Timothy C. Sinclair and Gladys T. Perkins a distance of three hundred and twenty-five (325') feet, more or less, to a pin set in the ground; thence in a westerly direction along land now or formerly of Gladys T. Perkins a distance of one hundred (100') feet, more or less, to a pin set in the ground and land now or formerly of Constance C. Cox; thence in a northerly direction along land now or formerly of Constance C. Cox a distance of ninety-two (92') feet, more or less, to a pin set in the ground; thence in a westerly direction along land now or formerly of Constance C. Cox a distance of two hundred (200') feet, more or less, to a pin set in the easterly sideline of Tedford Road; thence in a northerly direction a distance of sixty (60') feet more or less, to a pin set in the easterly sideline of Tedford Road, and the point of beginning.

Conveying all that lot described as Lot 9A, Map U11 on the Town of Topsham tax maps, and all that remaining land owned by the Ruby Berry Estate on the easterly side of the Tedford Road in Topsham, Maine.

Meaning and intending to convey and hereby conveying the same premises conveyed to Ulysses Bossie by deed of Lucien H. White dated October 2, 1929 and recorded in the Sagadahoc County Registry of Deeds in Book 173, Page 176, excepting the following:

197/101	July 29, 1936, Ulysses Bossie to Henry F. Cheetham and Elizabeth C. Cheetham
197/200	October 2, 1936, Ulysses G. Bossie to Michael DiDonato
209/180	December 30, 1938, Ulysses G. Bossie to Arthur D. Pelletier
209/300	March 28, 1939, Ulysses G. Bossie to Mearl K. James
217/282	June 6, 1940 Ulysses G. Bossie to Emma LaPierre
227/013	October 27, 1941, Ulysses G. Bossie to Ray C. Leavett
227/025	October 27, 1941, Ulysses G. Bossie to John E. Thompson and Jennie M. Thompson
227/420	June 18, 1942, Ulysses G. Bossie to John E. Thompson and Jennie M. Thompson
246/202	July 13, 1946, Ulysses G. Bossie to Henry F. Cheetham and Elizabeth C. Cheetham
298/063	December 11, 1956, Germaine A. McClure et al to Central Maine Power Company
401/009	October 10, 1974, Ruby B. Berry to Constance C. Cox

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IN WITNESS WHEREOF, I, EDWARD H. HAHNEL, Personal Representative of the Estate of Ruby F. Berry have hereunto set my hand and seal this 12th day of August, 1996.

Signed, Sealed & Delivered in presence of

Witness

EDWARD H. HAHNEL
Personal Representative of the Estate of Ruby F. Berry

State of Virginia
County of Mecklenburg

August 12, 1996

Then personally appeared the above named **EDWARD H. HAHNEL**, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

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RECEIVED SAGADAHOC SS.
96 AUG 23 PM 1:31
ATTEST: Barbara S. Thom
REGISTER OF DEEDS