Receipt # 114883 PISCATAQUIS COUNTY: RECORDED
BK 2961 PG 135
Instr # 2024-882
03/07/2024 10:27:50 AM
2 Pages

ATTEST: Gail J. Clark, Register of Deeds

NO TRANSFER TAX PAID

NO TRANSFER TAX PAID

DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS, that **CHERYL A. NOYES,** in her capacity as Personal Representative of the **ESTATE OF JAMES D. CARLL**, of Shirley, Piscataquis County, State of Maine, as shown by the records of the Piscataquis County Probate Court, State of Maine, Docket No. 2023-060, in accordance with the Probate Code of the State of Maine, and according to the powers conferred upon me by such State of Maine Probate Code, and every other power, for consideration paid, do give, grant and convey unto in consideration of one dollar and other valuable considerations, paid by **CHERYL A. NOYES,** of Norway, County of Oxford, State of Maine, (mailing address: 604 Harrison Rd., Norway, ME 04268) the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **CHERYL A. NOYES,** her heirs and assigns, forever,

A certain lot or parcel of land, together with the buildings and other improvements as located thereon, located in Shirley, County of Piscataquis, State of Maine, being further described as follows, to wit:

Being Lot 5 as shown on a plan entitled "Oak Ridge Subdivision" prepared by Richard N. Perry, Jr. and recorded July 15, 1986 in Piscataquis County Registry of Deeds in Plan Cabinet H 117, containing 10.01 acres, more or less.

Being a portion of the SECOND PARCEL described in a deed of International Paper Realty Corporation to Douglas F. Schmidt, dated December 13, 1985 and recorded in said Registry in Book 593, Page 352.

This conveyance is subject to an easement one hundred feet (100') in width, given by International Paper Realty Corporation to Scott Paper Company by instrument dated December 20, 1985 and recorded in said Registry in Book 593, Page 442.

This conveyance is further subject to any restrictions, easements, reservations of rights as set forth in the aforesaid deed of International Paper Realty Corporation to Douglas F. Schmidt.

For Grantor's source of title, reference is made to a Warranty Deed from Donna G. McCole and Marc R. McCole to James Carll, dated July 22, 2002 and recorded in the Piscataquis County Registry of Deeds in Book 1400, Page 279.

239240

Burky & McCarthy Law Office
P.O. Box 1437
77 Pritham Ave.
Greenville, Maine 04441

Further reference is made to a Certificate and Abstract dated April 4, 2023 and recorded in the Piscataquis County Registry of Deeds in Book 2905, Page 238.

James Carll died January 28, 2023.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **CHERYL A. NOYES,** and her heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them for their use and behoof forever.

AND I do COVENANT, in my said capacity, with the said Grantee, **CHERYL A. NOYES**, their heirs and assigns, that I, in my said capacity, am lawfully seized in fee of the premises, that they are free of all encumbrances, that I, in my said capacity, have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that I, in my said capacity and my heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF I the said, Cheryl A. Noyes, in my said capacity, have hereunto set my hand and seal this 9th day of February in the year of our Lord two thousand twenty-four.

_____
Witness

Cheryl A Noyes PR
Cheryl A. Noyes, Personal Representative of the Estate of James D. Carll

STATE OF MAINE
Piscataquis, ss. February 9, 2024

Personally appeared the above named Cheryl A. Noyes, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ann-Marie Murray
Notary Public/~~Attorney at Law~~
Print Name: _____
Date Commission Expires: _____

Ann-Marie Murray
NOTARY PUBLIC
State of Maine
My Commission Expires
March 13,2024

N.P.
SEAL