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DS

DEED OF SALE BY PERSONAL REPRESENTATIVE

Testate

KNOW ALL PERSONS BY THESE PRESENTS, THAT Wayne D. McPhail of Durham, State of Maine, duly appointed and acting Personal Representative(s) of **the Estate of Lillian E. McPhail,** deceased (Testate), as shown by the probate records of the Sagadahoc County, Maine, Docket # **2025-176,** and having and 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, by the power conferred by the Probate Code, and every other power, for consideration paid GRANT(S) to **Easy Chair LLC, a Maine Limited Liability Company,** having a mailing address of 6 Mann Road, Freeport, ME 04032, with WARRANTY COVENANTS, the land with any buildings thereon, situated in Woolwich, County of Sagadahoc and State of Maine, described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A"
ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises in a deed of Shirley M. Boucher Moore to John B. McPhail, Jr., and Lillian E. McPhail dated December 6, 1962 and recorded in the Sagadahoc County Registry of Deeds Book 327, Page 363. John B. McPhail, Jr., died November 8, 2024, leaving Lillian E. McPhail as surviving joint tenant.

Witness my/our hand(s) and seal(s) this 31st day of March, 2026.

Witness

Estate of Lillian E. McPhail
BY: Wayne D McPhail PR
Wayne D. McPhail
Personal Representative

State of Maine
County of Cumberland March 31, 2026

Personally appeared before me the above named Wayne D. McPhail of Durham, State of Maine, duly appointed and acting Personal Representative(s) of **the Estate of Lillian E. McPhail,** and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Notary Public / Attorney at Law
Printed Name:_____
My Comm. Exp:_____

SUSAN R. BAGLEY
Notary Public-Maine
My Commission Expires
March 19, 2030