Receipt # 189577 WALDO SS: RECEIVED
VOL 5219 PG 251
Instr # 2026-2812
04/27/2026 11:22:30 AM
4 Pages

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION (TESTATE)

Under 33 M.R.S. § 775-3-B

MAINE REAL ESTATE TAX EXEMPT - 36 M.R.S. § 4641-C(11)

The grantor, Diane E Evasius
of Palermo , Waldo County, Maine , duly appointed and acting personal representative of the Estate of Mark J. Evasius deceased, whose will was duly admitted to probate in the Probate Court for Waldo County, Maine, by the power conferred by law, and every other power, in distribution of the Estate grants to the grantee,
Diane E. Evasius Of Palermo Maine Waldo County, Whose address is 614 Turner Ridge Road Palermo Maine 04354

NO TRANSFER TAX PAID

being the person(s) entitled to distribution, the real property in Palermo
Waldo County, Maine, described as follows:
See Exhibit A, Attatched

And commonly known as: 614 Turner Ridge Road Palermo Maine 04354
Parcel ID: PALE M:R5 L:32
Subject to:
Palermo Community Foundation, and Mark Evasius, dated December 13, 2011 and recorded in the Waldo County Registry of Deeds in Book 3607 at Page 291. Also A Waterline Easement to the Palermo Community Center Which was described in a deed from John P. Potter and Janet F. Potter to Patricia B. Chauvin, under the name of Patricia B. Potter, dated August 19, 2000 and recorded in said Registry in Book 2402, Page 38. Reference is made to a currative deed from the Palermo Cummunity Foundation Patricia B.Potter,dated March 16 2006,and recorded in said Registry in Book 2904 pg 179

Source of title:
Waldo County Registry of Deeds

☐ Release of spouse not applicable to this transaction.
☐ Spouse of the grantor,
joins as grantor and releases all rights by descent and all other rights.

Deeds.com Uniform Conveyancing Blanks

Witness my hand and seal this 22 day of April, 2026.

Diane E Evasius
Signature

as Personal Representative of the Estate of
Mark Evasius

Diane Evasius
Signature
Diane Evasius
Print name
Personal Representative
Capacity

Signature

as Personal Representative of the Estate of

Signature
Print name
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Maine
COUNTY OF Waldo

The foregoing instrument was acknowledged before me this 22 day of April, 2026 at Belfast, Maine, by Diane E Evasius

to be ~~Her~~ free act and deed.

Signature
Teryn O Philbrook
Print name
Notary
Title
My commission expires: 1/31/2030

Teryn O Philbrook
NOTARY PUBLIC
State of Maine
My Commission Expires 01/31/2030

SEAL

Prepared by: Diane E Evasius
Diane E Evasius

Return to: Diane E Evasius
614 Turner Ridge Rd
Palermo, me 04354

Deeds.com Uniform Conveyancing Blanks

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon and all improvements thereto situated in the Town of **Palermo**, County of Waldo and State of Maine and being more particularly bounded and described as follows, to wit:

Parcel One

Beginning at an iron pipe on the east line of the Turner Ridge Road, so-called, three hundred fifty feet (350') South of the southwest corner of land of Ralph D. Proctor, said pipe also marking the southwest corner of a lot of land retained by the grantors, herein; thence easterly on the South line of lot retained by the grantors, a distance of two hundred feet (200) to an iron pipe; thence southerly in a line parallel with the East line of said road, a distance of two hundred feet (200') to an iron pipe; thence westerly at right angles to the last described line, a distance of two hundred feet (200') to an iron pipe in the East line of said road; thence northerly along the East line of said road, a distance of two hundred feet (200') to the point of beginning.

ALSO another certain lot or parcel of land, together with the buildings thereon, situated in Palermo, County of Waldo and State of Maine, and being more particularly bounded and described as follows, to wit:

Parcel Two

Beginning at an aluminum pipe located at the easterly corner of a parcel of land conveyed by John P. Potter, III to Patricia B. Potter by deed dated October 27, 1997, and recorded in the Waldo County Registry of Deeds in Book 1735, Page 275; thence South 61° 10' East (magnetic observation 1998), fifty (50.0) feet to an aluminum pipe; South 6° 50' West one hundred fifty (150.0) feet to an aluminum pipe; thence North 61° 10' West fifty (50.0) feet to an aluminum pipe on the southeasterly line of land of Patricia B. Potter; thence North 6° 50' East along land of said Patricia B. Potter, one hundred fifty (150) feet to the point of beginning.

MEANING AND INTENDING to convey, and we do hereby convey, the same premises as were conveyed from myself, Patricia B. Chauvin, to me, and to my husband, Wayne G. Chauvin, dated July 19, 2005, and recorded in said Registry in Book 2794, Page 284.

EXCEPTING AND RESERVING from **Parcel Two** a Water Line Easement to The Palermo Community Center which was described in a deed from John P. Potter Jr., and Janet F. Potter to Patricia B. Chauvin, under the name of Patricia B. Potter, dated August 19, 2000, and recorded in said Registry in Book 2402, Page 38.

Reference is made to a curative deed from the Palermo Community Foundation to Patricia B. Potter, dated March 16, 2006, and recorded in said Registry in Book 2904, Page 179.

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May 17,2006
at 10:51:21A
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REGISTER OF DEEDS

Beginning at an aluminum pipe set in the ground, which marks the northeasterly corner of the premises described as Parcel Two in a deed from Wayne G. Chauvin and Patricia B. Chauvin to Vernice H. Mains and Mark J. Evasius dated May 16, 2006, and recorded in the Waldo County Registry of Deeds in Book 2933, Page 51; thence at a bearing observed in 1998 to be South 61° 10' East in an extension of the northerly line of the premises described as Parcel Two in the aforesaid deed from Chauvin to Mains and Evasius twenty-eight (28) feet, more or less, to a point; thence northeasterly by line of land being retained by the Grantors, John and Janet Potter, ninety-four (94) feet, more or less, to a stake set in the ground; thence northwesterly by line of land of land being retained by said Potter sixty-five (65) feet, more or less, to a stake set in the ground; thence southwesterly by line of land of land being retained by Potter two hundred four (204) feet, more or less, to a pine tree situated on the generally northerly line of the premises described as Parcel One in the aforesaid deed from Chauvin to Mains and Evasius (Book 2933, Page 51); thence easterly along northerly bound of Parcel One of the aforesaid deed from Chauvin to Mains and Evasius forty-four (44) feet, more or less, to an iron pipe which marks the northeasterly corner of Parcel One, which is also the northwesterly corner of Parcel Two of said deed from Chauvin to Mains and Evasius; thence South 61° 10' East along northerly line of Parcel Two of deed from Chauvin to Mains and Evasius fifty (50), more or less, to the point of beginning.

MEANING AND INTENDING TO CONVEY and hereby conveying a portion of the premises described in a deed from Delmont E. Clark to John P. Potter, Jr., and Janet F. Potter dated February 12, 1973, and recorded in said registry in Book 704, Page 771.

ALL OF THE ABOVE SUBJECT TO the Boundry Line Agreement between Palermo Community Foundation, and Vernice H. Mains and Mark J. Evasius, dated December 13, 2011 and recorded in the Waldo County Registry of Deeds in Book 3607 at Page 291.

WALDO SS: RECEIVED

Aug 17,2016
at 11:52A
ATTEST: Stacy L. Grant
REGISTER OF DEEDS

POOR ORIGINAL