DEED OF SALE BY PERSONAL REPRESENTATIVE

DLN: 1002440289099

KNOW ALL BY THESE PRESENTS, I, Kathaleen M. Ferland of Melvin Village, Carroll County, State of **New Hampshire,** duly appointed and acting Personal Representative of the **Estate of Dan J. Managan,** deceased (testate), as shown by the Probate records of the County of **Cumberland,** Maine, Docket No. 2017-1082 (and having given notice to each person succeeding to an interest in the real property described below at least ten days prior to the sale), by the power conferred by the Probate Code and every other power, for consideration paid, grant to **Tetreault Construction LLC,** whose mailing address is **30 Dunton Road, Naples, ME 04055,** the real property in the Town of **Bridgton,** County of **Cumberland** and State of **Maine,** described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Bridgton, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pin on the southwest line of North Road which iron pin marks the North corner of land now or formerly of Terry and Cheryl V. Steel as described in the deed recorded In Book 4160, Page 319;

Thence North 32 degrees 42 minutes 44 seconds West, along the southwest line of North Road, one hundred twenty-six and fifty-one hundredths (126.51) feet to a point which marks a corner of land now or formerly of Robert Nixon and Joy MacEachern;

Thence South 59 degrees 46 minutes 23 seconds West, along the line of land now or formerly of Nixon and MacEachern, two hundred nineteen and eighty-six hundredths (219.86) feet to a point which marks another corner of said land now or formerly of Nixon and MacEachern;

Thence in a general southeasterly direction, along the line of said land now or formerly of Nixon and MacEachern, to an iron pin which marks the West corner of said land of Steel;

Thence North 69 degrees 50 minutes 37 seconds East, along the northwest line of land of Steel, two hundred twenty-four and forty-nine hundredths (224.49) feet to the point of beginning.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Meaning and intending to convey and conveying the real property described in a deed to **Dan J. Managan,** dated September 25, 2000, and recorded with the Cumberland County Registry of Deeds in Book 15686, Page 113.

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WITNESS my hand and seal as of the 27th day of September, 2024.

SIGNED, SEALED AND DELIVERED
in the presence of:

Estate of Dan J. Managan

By: K. Ferland
Kathaleen M. Ferland, Personal Representative

Witness

STATE OF Maine
COUNTY OF Cumberland, ss. September 27, 2024

Personally appeared on the above date the above-named **Kathaleen M. Ferland, Personal Representative of Estate of Dan J. Managan** and acknowledged the foregoing to be her free act and deed in her said capacity.

Before me,

Notary Public
Print:

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026

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