BK4245 PG170

11616

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DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)
Maine Statutory Short Form

Oakley C. Shedd, Jr. of Lisbon Falls, County of Androscoggin, State of Maine, duly appointed and acting personal representative of the **Estate of Raymond F. Wood** deceased (testate), as shown by the probate records of the County of Androscoggin, State of Maine, 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, grants to **James D. Shedd and Rebecca I. Shedd**, of Sabattus, County of Androscoggin, State of Maine, whose mailing address is 54 No Name Pond Road, Sabattus, Maine 04280, as joint tenants, the real property in Sabattus, County of Androscoggin, State of Maine, described as follows:

Reference is made to Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 3rd day of June, 1999.

Signed, Sealed and Delivered
in presence of

Estate of Raymond F. Wood

Oakley C. Shedd, Jr. P.R.
by: Oakley C. Shedd, Jr.
Personal Representative

State of Maine
Androscoggin, ss.

June 6, 1999

Then personally appeared the above named Oakley C. Shedd, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Attorney at Law
Matthew E. Campbell

MAINE REAL ESTATE TRANSFER TAX PAID

over

EXHIBIT A

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A CERTAIN LOT OR PARCEL OF LAND SITUATED IN SAID WEBSTER ON THE SOUTHERLY SIDE OF THE NO NAME POND ROAD AND BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:-

BEGINNING AT THE NORTHWESTERLY CORNER OF A LOT OF LAND OWNED BY FRANK ASHTON, SR., SAID POINT OF BEGINNING BEING ONE HUNDRED (100) FEET WESTERLY FROM LAND OWNED BY OR IN POSSESSION OF THE SABATTUS PLAYGROUND ASSOCIATION AND FORMERLY OWNED BY CLARENCE W. AND ANNETTE L. ASHTON; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID LAND OF FRANK ASHTON, SR. ONE HUNDRED AND TWENTY-FIVE (125) FEET TO AN IRON STAKE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND OF FRANK ASHTON, SR., ONE HUNDRED (100) FEET TO A WIRE FENCE AT THE WESTERLY LINE OF SAID LAND OF THE SABATTUS PLAYGROUND ASSOCIATION; THENCE SOUTHERLY ALONG SAID FENCE AND THE WESTERLY LINE OF SAID LAND OF THE SABATTUS PLAYGROUND ASSOCIATION FIVE HUNDRED AND FIFTY-THREE (553) FEET TO AN ELM TREE AND BROOK; THENCE ALONG THE CENTER OF SAID BROOK TWO HUNDRED AND FORTY (240) FEET TO ANOTHER ELM TREE AND LAND OF RALPH B. JOHNSON; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID JOHNSON'S LAND TO AN IRON DRIVEN IN THE GROUND AT A POINT WHICH IS TWO HUNDRED (200) FEET EASTERLY FROM THE EASTERLY LINE OF ANOTHER LOT OF LAND OF FRANK ASHTON, SR. (MEANING SAID ASHTON'S HOME PLACE); THENCE IN A STRAIGHT LINE IN A NORTHERLY DIRECTION ABOUT SIX HUNDRED AND FIFTY (650) FEET TO AN IRON DRIVEN IN THE GROUND AT A POINT ONE HUNDRED AND EIGHTY (180) FEET WESTERLY FROM THE WESTERLY LINE OF SAID LAND OF THE SABATTUS PLAYGROUND ASSOCIATION; THENCE AT AN ANGLE IN A STRAIGHT LINE, IN A NORTHWESTERLY DIRECTION ABOUT ONE HUNDRED AND SEVENTY-SIX (176) FEET TO AN IRON DRIVEN IN THE GROUND AT A POINT TWO HUNDRED AND TWENTY (220) FEET WESTERLY FROM SAID WESTERLY LINE OF THE SABATTUS PLAYGROUND ASSOCIATION; THENCE IN STRAIGHT LINE IN A NORTHERLY DIRECTION TO SAID NO NAME POND ROAD AT A POINT ONE HUNDRED AND TWENTY (120) FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NO NAME POND ROAD ONE HUNDRED AND TWENTY (120) FEET TO THE POINT OF BEGINNING.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Fred Ashton Sr. dated 4/11/51 and recorded in the Androscoggin County Registry of Deeds in Book 649, Page 548 and by deed of Lester A. Wood dated 11/17/51 and recorded in said Registry in Book 665, Page 392.

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RECEIVED
ANDROSCOGGIN S.S.

1999 JUN -4 AM 9:00

ATTEST:

Jeanine D. Burgess
REGISTER OF DEEDS