

DEED OF SALE BY PERSONAL REPRESENTATIVE
(TESTATE)

Maine Statutory Short Form

JOHN D. HAMILTON of Windham, County of Cumberland, State of Maine, duly appointed and acting personal representative of the Estate of Mary Elizabeth, deceased (testate), as shown by the probate records of the county of Cumberland, 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 Thomas P. Dromgoole, of Savin Hill, Massachusetts, the real property in Peaks Island, County of Cumberland, 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 17 day of February 2005.

Signed, Sealed and Delivered
in presence of

Estate of Mary Elizabeth Hamilton

Jane L. Barriault

John D. Hamilton

By: John D. Hamilton
Personal Representative

State of Maine
Cumberland, ss.

Then personally appeared the above named John D. Hamilton and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

2/17/05
Date

Before me,
Jane L. Barriault
Attorney at Law
Jane L. Barriault, Esq.

MAINE REAL ESTATE TAX AID

EXHIBIT A

Parcel with existing dwelling:

A certain parcel of land situated on the southeasterly side of Island Avenue, Peaks Island, Portland, Maine as shown on a plan entitled "Boundary Survey on Island Avenue & Pleasant Avenue, Peaks Island, Portland, Maine made for Thomas Dromgoole" dated January 10,2005 and revised February 16,2005, prepared by Owen Haskell, Inc., being bounded and described as follows:

Beginning on the southeasterly sideline of Island Avenue at land now or formerly of Deborah A. Deatrick, reference **Book 12208, Page 285;**

Thence **S 46° 39' 32"** E along said land a **distance** of **85.62** feet;

Thence **S 85° 38' 08"** E along said land a distance of **226.01** feet to the northwesterly sideline of Pleasant Avenue;

Thence **S 48° 02' 00"** W **along** said sideline a distance of **116.71** feet;

Thence **N 85° 02' 53"** W a distance of **146.16** feet;

Thence **N 45° 57' 46"** W a distance of 75.92 feet;

Thence **S 44° 16' 52"** W a distance of **16.00** feet;

Thence **N 46° 39' 32"** W a distance of **77.96** feet to the point of beginning, containing **24,398** square feet, more or less.

F:\Client List\D\Dromgoole (JLG)\EXISTING DWELLING EXHIBIT A.Doc

Received
Recorded Register of Deeds
Feb 18, 2005 09:46:03A
Cumberland County
John B O'Brien

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

JOHN D. HAMILTON of Windham, County of Cumberland, ~~State~~ of Maine, duly appointed and acting **personal** representative of the Estate of Mary Elizabeth, deceased (testate), as shown by the probate records of the **county** of Cumberland, 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 **Thomas P.** Dromgoole, of Savin Hill, Massachusetts, the **real** property in Peaks Island, County of Cumberland, 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 17 day of February, 2005

Signed, Sealed and Delivered
in presence of

Estate of Mary Elizabeth Hamilton

Jane L. Barriault

John D. Hamilton
By: John D. Hamilton
Personal Representative

State of Maine
Cumberland, ss.

Then personally appeared the above named John D. Hamilton and acknowledged the foregoing instrument to be his free act and **deed** in **his** said capacity.

2/17/05
Date

Before me,
Jane L. Barriault
Attorney at Law
Jane L. Barriault, Esq.

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Vacant Parcel Description:

A certain parcel of land situated on the southeasterly side of Island Avenue, Peaks Island, Portland, Maine as shown on a plan entitled "Boundary Survey on Island Avenue & Pleasant Avenue, Peaks Island, Portland, Maine made for **Thomas Dromgoole**" dated January **10,2005** and revised February **16,2005**, prepared by Owen **Haskell, Inc.**, being bounded and described as follows:

Beginning on the southeasterly sideline of Island Avenue at land now or formerly of Nancy Waggoner, reference Book **14758**, Page **252**.

Thence N **55° 17' 30"** E along said sideline a distance of **130.62** feet;

Thence S **46° 39' 32"** E a distance of **77.96** feet;

Thence N **44° 16' 52"** E a distance of **16.00** feet'

Thence S **45° 57' 46"** E a distance of **75.92** feet;

Thence S **85° 02' 53** E a distance of **146.16** feet to the northwesterly sideline of Pleasant Avenue;

Thence S **48° 02' 00"** W along said sideline a distance of **60.00** feet to land now or formerly of Jane L. Adams, reference Book **11680**, Page **285**;

Thence N **86° 00' 17"** W along said land a distance of **250.41** feet to land of said Waggoner;

Thence N **03° 59' 43"** E along said land a distance of **50.00** feet;

Thence N **86° 00' 17"** W along said land a distance of **84.68** feet to the point of beginning, containing **22,031** square feet, more or less.

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Received
Recorded Register of Deeds
Feb 18, 2005 09:43:20A
Cumberland County
John B O'Brien