

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS

THAT, DANIEL W. BOUTIN of Portland, County of Cumberland, State of Maine, duly appointed and acting personal representative of the Estate of Stuart B. Herrick, Jr., deceased (testate), as shown by the probate records of the County of Cumberland, Maine, Docket No. 2008-0252, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to JOSHUA WAGNER of Portland, County of Cumberland, State of Maine, whose mailing address is 130 Bancroft Street, Portland, Maine 04102, the real property in Portland, County of Cumberland, State of Maine, described on Exhibit A attached hereto.

WITNESS my hand and sale this 23rd day of August, 2010.

Signed, Sealed and Delivered
in presence of

Mary A. Kiene

Estate of Stuart B Herrick, Jr

DW
Daniel W. Boutin
Personal Representative

STATE OF MAINE
CUMBERLAND, SS.

August 23, 2010

Then personally appeared the above-named Daniel W. Boutin in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Mary A. Kiene
Notary Public/Attorney-at-Law
MARY A KIENE

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land located on the southeasterly side of Bancroft Street in the City of Portland, County of Cumberland, and State of Maine; said lot being bounded and described as follows:

Beginning at a point located at the southerly corner of land now or formerly of Thomas R. Lussier and Melody M. Lussier as described in a deed recorded in the Cumberland County Registry of Deeds in Book 13795, Page 93. Thence:

1) N 60° 18' 30" E by said land of Lussier a distance of Eighty-Eight and 83/100 (88.83) feet to a point located at the westerly corner of land now or formerly of Chabad Lubavitch of Maine, Inc. as described in a deed recorded in said Registry in Book 21417, Page 198.

2) S 28° 05' 18" E by said land of Chabad Lubavitch of Maine, Inc. a distance of Two Hundred Eighty-Six and 03/100 (286.03) feet to a point located on the northwesterly sideline of land now or formerly of Richard Marino as described in a deed recorded in said Registry in Book 22771, Page 251.

3) S 38° 44' 24" W by said land of Marino a distance of One Hundred Seventy-Seven and 67/100 (177.67) feet to a 5/8" reinforcing rod with identification cap number 2271 set at the easterly corner of land now or formerly of Edward C. Brooks and Rose Marie Brooks as described in a deed recorded in said Registry in Book 13465, Page 155.

4) N 41° 20' 13" W by said land of Brooks a distance of Three Hundred Forty-Nine and 59/100 (349.59) feet to a point located at the easterly corner of other land of said Brooks as described in a deed recorded in said Registry in Book 6741, Page 39.

5) N 29° 41' 30" W by said other land of Brooks a distance of Eighty-Eight and 84/100 (88.84) feet to a 5/8" reinforcing rod with identification cap number 2271 set at a point of curvature.

6) Northwesterly, westerly and southwesterly by said land of Brooks along a tangential curve to the left an arc distance of Thirty-One and 42/100 (31.42) feet to a 5/8" reinforcing rod with identification cap number 2271 set on the southeasterly sideline of Bancroft Street; said curve having a radius of Twenty (20.00) feet.

7) N 60° 18' 30" E by said Bancroft Street a distance of Ninety and 00/100 (90.00) feet to a rail road spike set on the northwesterly sideline of land now or formerly of Dianne Herrick as described in a deed recorded in said Registry in Book 4560, Page 246. Said land being shown as Parcel 1 on a plan entitled "Estate of Stuart B. Herrick, Jr." by Titcomb Associates dated August 13, 2008 and revised February 25, 2009.

8) Southwesterly, southerly and southeasterly, by said land of Herrick, along a non-tangential curve to the left a distance of Thirty-One and 42/100 (31.42) feet to a 5/8" reinforcing rod with identification cap number 2271 set; said curve having a radius of Twenty and 00/100 (20.00) feet and a chord bearing S 15° 18' 30" W over a distance of Twenty-Eight and 28/100 (28.28) feet.

9) S 29° 41' 30" E by said land of Herrick and by other land of said Herrick as described in a deed recorded in said Registry in Book 6305, Page 307, being shown as Parcel 2 on said plan, a distance of Two Hundred Thirty and 00/100 (230.00) feet to a 5/8" reinforcing rod with identification cap number 2271 set.

10) N 60° 18' 30" E by said land of Herrick a distance of One Hundred Four and 97/100 (104.97) feet to a 5/8" reinforcing rod with identification cap number 2271 set.

11) N 29° 41' 30" W by said land of Herrick a distance of One Hundred Fifty and 00/100 (150.00) feet to the point of beginning.

Said parcel contains 55, 914 square feet (1.28 acres) and being a portion of land now or formerly of the heirs of Stuart B. Herrick, Jr. as described in a deed recorded in said Registry in Book 6258, Page 53.

Meaning and intending to convey Parcel 3 as described in Plan of Property of Bancroft Street, said plan dated 8/13/2008 and prepared by Titcomb Associates, and recorded on 7/14/2010 in Plan Book 210, Page 220 of the Cumberland County Registry of Deeds. Said parcel being a portion of the land described in a deed from Robert J. Cheney to Stuart B. Herrick, Jr., dated August 24, 1983 and recorded in Book 6258, Page 53 of the Cumberland County Registry of Deeds. Reference is also made to a corrective deed from Cheney Realty Co. to Stuart B. Herrick, Jr., dated November 18, 1986 and recorded in Book 7509, Page 292 of said registry of deeds. Stuart B. Herrick, Jr. died on February 7, 2008. Daniel W. Boutin, Esq. was appointed as the Personal Representative of the Estate of Stuart B. Herrick, Jr. by the Cumberland County Register of Probate on March 7, 2008.

Also conveying another strip of land as shown on the City of Portland's Assessor's Map as Lot 193-E-27.

Received
Recorded Register of Deeds
Aug 27, 2010 11:45:03A
Cumberland County
Pamela E. Lovley