(3)

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/21/17

DEED OF SALE BY PERSONAL REPRESENTATIVE TESTATE

KNOW ALL MEN BY THESE PRESENTS

THAT I, STEPHEN J. SCHWARTZ, whose mailing address is 482 Congress Street, P.O. Box 15337, Portland, Maine 04112-5337, being the duly appointed and acting Personal Representative of the ESTATE OF CAROLYN I. SCHEUCHZER, deceased, whose will was duly admitted to probate in the Probate Court for the County of Cumberland and State of Maine and being identified as Cumberland County Probate Court Docket No. 2010-0516 (and having given notice of the sale to each person succeeding to an interest in the real property described below at least ten (10) days prior to sale), for consideration paid, hereby grants to BEDROCK HOLDINGS LLC, a Maine limited liability company with a mailing address of P.O. Box 963, Gray, Maine 04039-0963, the real property situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in said Portland, in that part formerly Deering, on the Southerly side of the Old Gray Road, now called Washington Avenue, bounded and described as follows:

Beginning at an iron in the Westerly sideline of Washington Avenue; said iron being distant 99.00 feet Northerly along the said Westerly sideline of Washington Avenue from a stone monument marking the second angle in Washington Avenue, Northerly from Greenwood Lane; thence, Northerly along the said Westerly sideline of Washington Avenue, a distance of two hundred and thirty (230.0) feet to an iron; thence, Westerly through land of the grantor and making an included angle of 83° - 12' through the South with the Southerly direction of the last described course, a distance of four hundred and sixty-one and three tenths (461.3) feet to an iron; thence, Southerly through land of the grantor on a line that is parallel to the said Westerly sideline of Washington Avenue and making an included angle of 96° - 48' through the East with the Easterly direction of the last described course, a distance of two hundred and twenty-two (222.) feet to an iron and a stone wall; thence Easterly by the said stone wall and a board fence and making an included angle of 84° - 11' through the North with the Northerly direction of the last described course, a distance of 460.0 (four hundred and sixty) feet to the Westerly sideline of Washington Avenue and the point of beginning.

Being the same premises conveyed to Carolyn I. Scheuchzer, by the deed of Lina L. Scheuchzer, dated September 20, 1979 and recorded in the County Registry of Deeds in Book 4500, Page 0273. In said deed the grantee, Carolyn I. Scheuchzer, is identified as Caroline I. Scheuchzer.

Also being the same premises as described and identified in a certain City of Portland, Maine Real Estate Property Tax Statement, Account No. 37556,
Map/Lot #: 351-A-003, CBL: 351-A003-001.

3)

CITY OF PORTLAND, MAINE RESURGAM
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The said Carolyn I. Scheuchzer died testate of April 1, 2010. Reference is hereby made to Cumberland County Probate Court Docket Number 2010-0516.

IN WITNESS WHEREOF, Stephen J. Schwartz, Personal Representative of the Estate of Carolyn I. Scheuchzer has executed this instrument this 23rd day of December, 2016.

Signed, Sealed and Delivered
In the presence of

Witness
Martin J. Foley

Stephen J. Schwartz, P.R.
Estate of Carolyn I. Scheuchzer

STATE OF MAINE
CUMBERLAND, SS.

December 23, 2016

Personally appeared the above named Stephen J. Schwartz, Personal Representative of the Estate of Carolyn I Scheuchzer, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before Me,
Notary Public /Attorney at law
Commission exp:
Martin J. Foley

(4)

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/21/17

DEED OF SALE BY PERSONAL REPRESENTATIVE TESTATE

KNOW ALL MEN BY THESE PRESENTS

THAT I, STEPHEN J. SCHWARTZ, whose mailing address is 482 Congress Street, P.O. Box 15337, Portland, Maine 04112-5337, being the duly appointed and acting Personal Representative of the ESTATE OF CAROLYN I. SCHEUCHZER, deceased, whose will was duly admitted to probate in the Probate Court for the County of Cumberland and State of Maine and being identified as Cumberland County Probate Court Docket No. 2010-0516 (and having given notice of the sale to each person succeeding to an interest in the real property described below at least ten (10) days prior to sale), for consideration paid, hereby grants to COUNTRY MANOR PROPERTIES LLC, a Maine limited liability company with a mailing address of P.O. Box 963, Gray, Maine 04039-0963, a certain lot or parcel of land located on the Southerly side of Shepherd Lane, in the City of Portland, County of Cumberland, State of Maine, more particularly bounded and described as follows:

BEGINNING at a point being N 12 55'25" W 0.03 feet from an iron pipe found. Said point also being on the Southerly right-of-way line of Shepherd Lane and the Northeasterly corner of land owned by now or formerly (N/F) of Robert and Viola Rice as recorded in Deed Book 11544, Page 0139, Cumberland County Registry of Deeds;

THENCE N 77 02'27" E along the Southerly right-of-way line of Shepherd Lane 30.00 feet to a rebar with cap stamped "NCS, INC. PLS1314". Said point being the corner of the remaining land N/F Carolyn I. Scheuchzer as recorded in Deed Book 10876, Page 61 and Deed Book 23829, Pages 109-111, Cumberland County Registry of Deeds;

THENCE S 08 54'59"E through the remaining lands of said Scheuchzer 30.00 feet to a rebar with cap stamped "NCS, INC.PLS 1314";

THENCE continuing through the remaining lands of said Scheuchzer S 14 01'09" E as distance of 113.00 feet to a rebar with cap stamped "NCS, INC.PLS 1314". Said rebar being a point on the Northerly line of other land owned N/F Carolyn I. Scheuchzer as recorded in Deed Book 1714, Page 1730, Cumberland County Registry of Deeds;

THENCE S 75 42'02" W along the Northerly line of said Scheuchzer 30.07 feet to a point. Said point being S 12 55'25" E 0.09 feet from an iron pipe found. Said point also being the Southeasterly corner of land N/F Robert and Viola Rice as recorded in Deed Book 11544, Page 0139, Cumberland County Registry of Deeds;

THENCE N 12 55'25" W along said Rice 143.61 feet to the POINT OF BEGINNING.

The above described lot or parcel of land contains 4,151 square feet, more or less.

(4)

CITY OF PORTLAND, MAINE RESURGAM
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Meaning and intending to describe a portion of lots Number 5 and 7 as shown on a pl titled "Plan of Land at Greenwood Acres, by William Boothby, dated December 12, 19 and recorded in Plan Book 78, Page 13 and as further described in the two deeds conveyed to Carolyn I. Scheuchzer as recorded in Deed Book 10876, Page 62 and Deed Book 23829, Pages 109-111, Cumberland County Registry of Deeds.

Additional reference is made to a certain Plan entitled "Boundary Survey, 20 Shepherd Lane, Portland", Maine dated June 4, 2008 as prepared by M. Johann Buisman, Maine P.L.S. 1314 (signed & stamped on July 17, 2008) of Northeast Civil Solutions and filed on June 27, 2012 in Plan Book 00212, Page 0188, Cumberland County Registry of Deeds.

Also being the same premises as described and identified in a certain City of Portland, Maine Real Estate Property Tax Statement, Account No. 37628, Map/Lot #: 351-A-41-40, CBL: 351-A-041-001.

The said Carolyn I. Scheuchzer died testate on April 1, 2010. Reference is hereby made to Cumberland County Probate Court Docket Number 2010-0516.

SEE ALSO Confirmatory and Corrective Release Deed from KASPRZAK LANDBANK, INC. to Stephen J. Schwartz, Personal Representative of the Estate of Carolyn Scheuchzer dated December 21, 2016, to be recorded herewith.

IN WITNESS WHEREOF, Stephen J. Schwartz, Personal Representative of the Estate of Carolyn I. Scheuchzer has executed this instrument this 23rd day of December, 2016.

Signed, Sealed and Delivered
In the presence of

Witness

P.R.
Stephen J. Schwartz, P.R.
Estate of Carolyn I. Scheuchzer

STATE OF MAINE
CUMBERLAND, SS.

December 23, 2016

Personally appeared the above named Stephen J. Schwartz, Personal Representative of the Estate of Carolyn I Scheuchzer, in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before Me,
Notary Public /Attorney at law
Commission exp:

Martin J. Foley