Doc#: 25568 Bk:32326 Pg: 254

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions

DEED OF SALE BY PERSONAL REPRESENTATIVE

(Testate)

Maine Statutory Short Form

Date: 05/27/16

KNOW ALL PERSONS BY THESE PRESENTS,

THAT, I, CRAIG E. LOWELL, of New Gloucester, Cumberland County, State of Maine, duly appointed and acting Personal Representative of the **ESTATE OF BEATRICE E. LOWELL,** deceased (testate), as shown by the Probate records of the County of Sagadahoc, State of Maine, Docket No. 2015-084, with notice to each person succeeding to an interest in the real property described below having been waived by each such person, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to **Michael R. Jimino and Mary Ann Jimino, Trustees, or their successors in trust, under the Michael R. Jimino Revocable Living Trust, dated September 7, 2004, and any amendments thereto and Mary Ann Jimino and Michael R. Jimino, Trustees, or their successors in trust, under the Mary Ann Jimino Revocable Living Trust, dated September 7, 2004, and any amendments thereto,** with an address of 1407 Riverside Street, Portland, Maine 04103 the real property located at Washington Avenue, Portland, Cumberland County, Maine, described as follows:

MAINE REAL ESTATE TAX PAID

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed in a deed by Elroy C. Pulsifer and Ines M. Pulsifer dated 7/22/46 to Stanley Norman Lowell and Beatrice Edna Lowell, as joint tenants, and recorded in the Cumberland County Registry of Deeds in Book 1831, Page 275. The said Stanley Norman Lowell died February 22, 1992.

Witness my hand and seal this 5 day of June, 2015

ESTATE OF BEATRICE E. LOWELL

By: Craig E. Lowell

CRAIG E. LOWELL

Duly Appointed Personal Representative

State of Maine
Cumberland, ss.

Personally appeared before me on this 5th day of June, 2015, the above-named **Craig E. Lowell** in his said capacity and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said Estate.

~~Notary Public~~/Attorney at Law

Printed Name: Christopher J. Ryer

COMMISSION EXPIRES:

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/27/16

Exhibit A

Large lot north of 1637 Washington Ave

A certain portion of a lot or parcel of land, situated on the easterly sideline o Avenue in the City of Portland, County of Cumberland and State of Maine particularly described as follows:

Beginning at a position on the easterly sideline of Washington Avenue, said Point of Beginning being located North 61-41'-13" West, distance of 195.82 feet from a 2 inch iron pipe found set in the ground at the land of the herein grantor, Heirs of Beatrice Edna Lowell as first described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 1831, Page 275 and the land now or formerly Shana M. Walsh as described in a deed recorded in the Registry in Deed 31068, Page 096,

Thence, North 50-57'-51" East, a distance of 158.73 feet;

Thence, South 44-06'-34" East, a distance of 186.93 feet to the land now or formerly of Shana M. Walsh as described in a deed recorded in the Registry in Deed Book 31068, Page 096;

Thence, by and along the land of said Walsh, North 54-06'-22" East, a distance of 270.00 feet to the land now or formerly Brookfield Property Management LLC as described in a deed recorded in the Registry in Deed Book 30546, Page 054;

Thence, by and along the land of said Brookfield Property Management LLC, North 43-47'-17" West, a distance of 349.61 feet to the land now or formerly of the City of Portland as described in a deed recorded in the Registry in Deed Book 12842, Page 401;

Thence, by and along the land of the City of Portland, South 50-20'-47" West, a distance of 270.00 feet to the land now or formerly of Philip J. Foley and Trina A Lindahl as described in a deed recorded in the Registry in Deed Book 11983, Page 171;

Thence, by and along the land said Foley and Lindahl, South 44-54'-46" East a distance of 95.00 feet to a point being 50 feet from and perpendicular to the first described line, if extended;

Thence, by and along the land of said Foley and Lindahl, along a line being 50 feet from the first described line South 50-57'-51" West a distance of 176.50 feet to the easterly sideline of Washington Avenue;

Thence, by and along said easterly sideline of Washington Avenue,
South 61-41'-13" East, a distance of 54.18 feet to the Point of Beginning.

The above described parcel of land contains approximately 2.29 acres of land.

Bearings are based upon the bearings shown on a plan titled Study of Lot Development of land on Washington Avenue Portland Maine. Plan developed for Stanley N. Lowell 74 Powers Rd, South Portland, Maine. No surveyor or date is shown on the supplied plan.

Meaning to convey and hereby conveying a portion of the lot or parcel of land conveyed to Beatrice Edna Lowell by Elroy C. Pulsifer and Ines Pulsifer as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 1831, Page 275.
G:\CLIENTS\J\JIMINO.M&M\1637WashingtonAve\Purchase\ExA.LargeLot.2.29acres.docx

Received
Recorded Register of Deeds
Jun 05,2015 03:47:11P
Cumberland County
Nancy A. Lane