

DEED OF SALE OF PERSONAL REPRESENTATIVE
(Testate)

Maine Statutory Short Form

Know All by these Presents,

That I, **Bonnie Doughty**, of Gorham, County of Cumberland, State of Maine, duly appointed and acting Personal Representative of the **Estate of Dale A. Williams**, deceased (testate), as shown by the probate records of the Cumberland County, Maine, Docket No. 2004-144, and each person succeeding to an interest in the real property described below having waived in writing his right to receive notice of the Personal Representative's intent to sell said real property at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, and **Ricky D. Williams**, joining in this deed for the limited purpose recited herein, for consideration paid, grant to:

TPO Properties, LLC

a Maine limited liability company organized and existing under the laws of the State of Maine and having a mailing address of 30 Ledgewood Drive, Falmouth, Maine 04105, the real property in the City of Portland, County of Cumberland, and State of Maine, being more particularly described in the attached Exhibit A and incorporated herein by reference.

Witness our hands and seals this 30th day of September, 2011

Signed, Sealed and Delivered

In the presence of

The Estate of Dale A. Williams

By: Bonnie Doughty
Bonnie Doughty

Personal Representative

Ricky D. Williams
Ricky D. Williams

MAINE REAL ESTATE TAX PAID



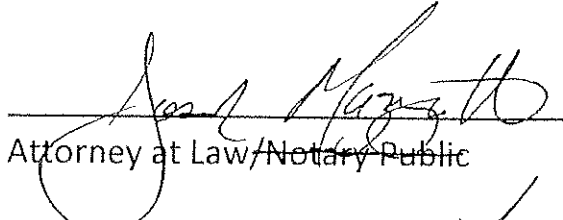
State of Maine

County of Cumberland, ss.

September 30 2011

Then personally appeared before me the above named Bonnie Doughty and acknowledged the foregoing instrument to be her free and act deed in her said capacity as Personal Representative of the Estate of Dale A. Williams.

Before me,



Attorney at Law/Notary Public

Printed Name: Joseph J. Mazzotta

EXHIBIT A
Ocean Avenue, Portland, Maine

A portion of a certain lot or parcel of land together with any improvements thereon situated on the westerly sideline of Ocean Avenue in the City of Portland, County of Cumberland and State of Maine more particularly described as follows:

Commencing at the base of a 5/8 inch capped rebar or steel rod found on the aforementioned sideline of Ocean Avenue, said rebar being found 421.08 feet southwesterly from the intersection of Ocean Avenue and the sideline of Ledgewood Drive formerly known as Cobb Road in the Town of Falmouth, said rebar also marking the property of land now or formerly of the City of Portland;

Thence, along the land of the City of Portland, North $58^{\circ} 09' 35''$ West, a distance of 385.42 feet to the **POINT OF BEGINNING OF THE PARCEL CONVEYED HEREIN;**

Thence, continuing along the aforementioned land of the City of Portland, North $58^{\circ} 09' 35''$ West, a distance of 614.34 feet;

Thence, continuing along the aforementioned land of the City of Portland, North $58^{\circ} 10' 20''$ West, a distance of 842.73 feet to the Town Line of Falmouth;

Thence, following the Town of Falmouth line, North $32^{\circ} 27' 18''$ East, a distance of 207.09 feet to the land now or formerly of Madeline A. Forbes as described in a deed recorded in Book 12593, Page 042 in the Cumberland County Registry of Deeds;

Thence, along the land of the aforementioned Forbes, South $57^{\circ} 50' 20''$ East, a distance of 778.50 feet;

Thence, continuing along the land of the aforementioned Forbes, South $31^{\circ} 10' 15''$ West, a distance of 4.99 feet;

Thence, continuing along the land of the aforementioned Forbes, South $58^{\circ} 33' 20''$ West, a distance of 498.08 feet to the northwesterly corner of land conveyed to Ricky D. Williams by Deed of Sale by Personal Representative from Bonnie Doughty, as Personal Representative of the Estate of Dale A. Williams dated July 2, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21520, Page 218;

Thence, South $31^{\circ} 26' 40''$ West, by said land conveyed to Ricky D. Williams a distance of 150.96 feet;

Thence, South 58° 09' 35" East, by said land conveyed to Ricky D. Williams a distance of 181.18 feet;

Thence, South 31° 50' 25" West, by said land conveyed to Ricky D. Williams a distance of 50.00 feet to the Point of Beginning.

Containing 260,202.5 square feet or 5.97 acres.

Meaning to and hereby conveying a portion of the premises conveyed to Dale A. and Eleanor F. Williams by a deed dated 6/21/1966 and recorded in the Cumberland County Registry of Deeds in Book 2692, Page 753.

Also conveying a non-exclusive easement appurtenant to the above-described premises for the purposes of pedestrian and vehicular travel and the installation of utilities on, in, above or over the area of the parcel denoted on the below referenced plan as the access to the rear of the subject parcel, and being more particularly described as follows:

Beginning at the base of a 5/8 inch capped rebar or steel rod found on the aforementioned sideline of Ocean Avenue, said rebar being found 421.08 feet southwesterly from the intersection of Ocean Avenue and the sideline of Ledgewood Drive, formerly known as Cobb Road in the Town of Falmouth, said rebar also marking the property of land now or formerly of the City of Portland;

Thence, along the land of the City of Portland and said land conveyed to Ricky D. Williams by deed recorded in the Cumberland County Registry of Deeds in Book 21520, Page 218, North 58° 09' 35" West a distance of 385.42 feet to the southeasterly corner of the above-described premises;

Thence, North 31° 50' 25" East by the southeasterly line of the above-described premises a distance of 50.00 feet to a corner in the southwesterly line of the premises conveyed to Ricky D. Williams by Personal Representative's Deed of Sale from the Estate of Dale A. Williams dated July 21, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21520, Page 218;

Thence, South 58° 09' 35" East through said property conveyed to Ricky D. Williams 205 feet more or less to the southwesterly corner of land now or formerly of Patricia A. Tebbets as described in deed recorded in the Cumberland County Registry of Deeds in Book 4439, Page 112;

Thence, along the land of the aforementioned Patricia A. Tebbets by the following courses and distances:

South 70° 26' 51", a distance of 37.28 feet;

South 65° 15' 44" East, a distance of 80.89 Feet;

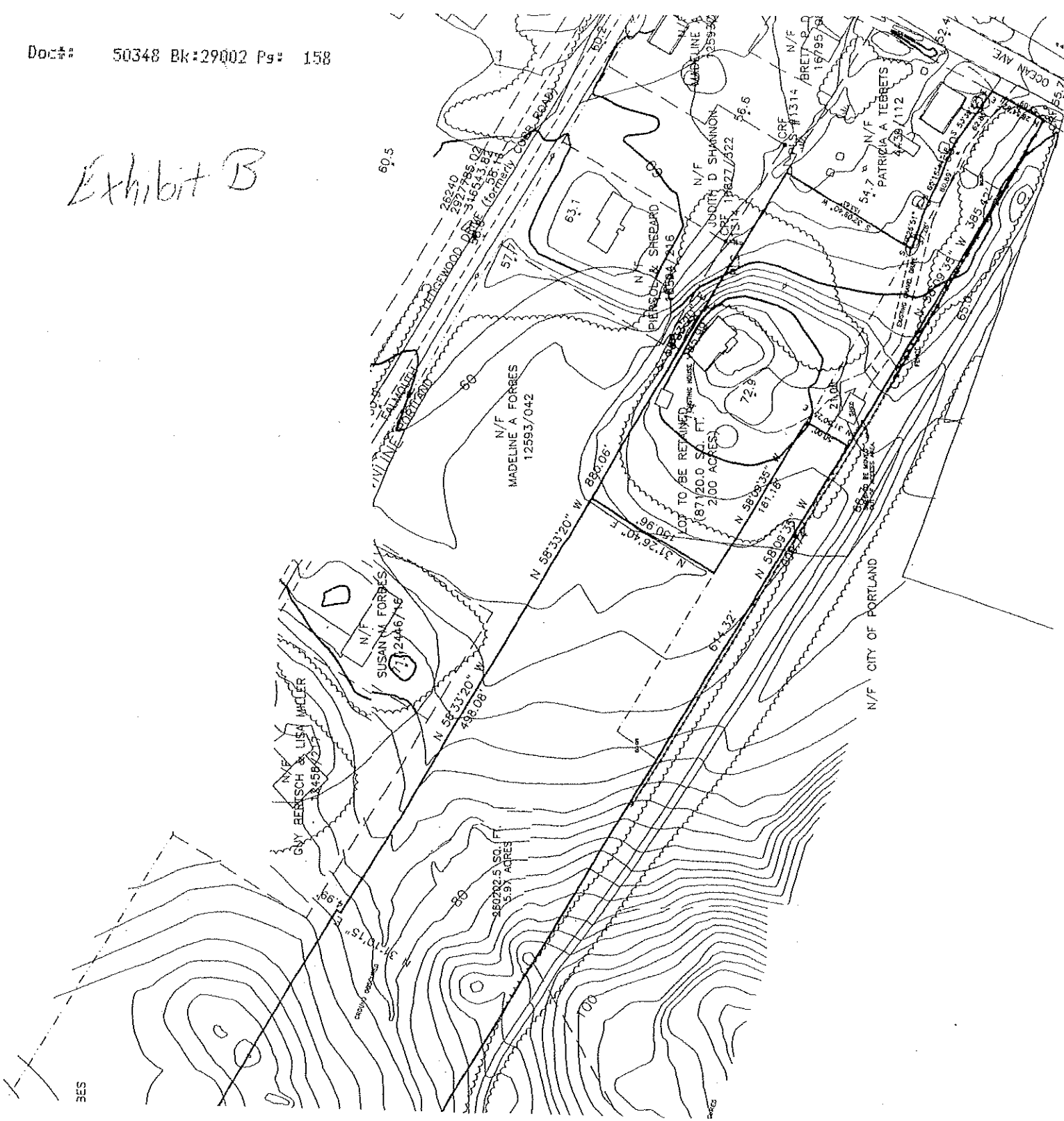
South 53° 39' 22" East, a distance of 62.80 feet to the aforementioned westerly sideline of Ocean Avenue;

Thence, along the westerly sideline of Ocean Avenue, South 28° 54' 52" West, a distance of 63.08 feet to the point of beginning.

The description of the premises and the easement conveyed herein is based upon a Standard Boundary Survey thereof entitled "Boundary Survey Plan at 1040 Ocean Ave. Portland, Maine for Dale A & Eleanor F. Williams" said plan dated November 21, 2003 and produced by Back Bay Boundary, Inc., 65 Newbury Street, Portland, Maine 04101. A copy of a portion of said Plan is attached hereto as Exhibit B.

The said Ricky D. Williams joins in this deed solely for the purpose of clarifying and confirming the description of the non-exclusive easement conveyed herein which easement was reserved in Personal Representative's Deed of Sale from Bonnie Doughty, Personal Representative of the Estate of Dale A. Williams, to Ricky D. Williams dated July 21, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21520, Page 218 for the benefit of the premises conveyed herein.

Exhibit B



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