to 42-3-131

163 ☐ P/O 42-3-132

P/O 39-158

TO 39-157

DEED OF SALE BY PERSONAL REPRESENTATIVE

025580

THAT WILLIAM A. LOUBIER, of Worcester, County of Worcester, Commonwealth of Massachusetts duly appointed and acting personal representative of the estate of ALICE D. MICHAUD, deceased, testate, as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real estate 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 RICHARD N. GIROUX and SHARON L. GIROUX of Waterville, County of Kennebec and State of Maine as joint tenants the real property situate southeasterly of the southeasterly sideline of Summer Street, so-called, in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

NO TRANSFER TAX PAID

Beginning at an iron pin found in the northerly line of land formerly owned by Arthur J. Gagne et al. and now owned by Carl E. Gagne et al. and found at the southerly corner of the land described in the deed of Alice D. Michaud to M. D. Building Contractors, Inc., said deed dated April 28, 1975 and recorded in the Kennebec County Registry of Deeds, Book 1810, Page 61; thence by the following courses and distances, to wit:

1) South twenty-four degrees, fifty-five minutes, nine seconds West (S 24° 55' 9" W) along the northwesterly line of said land of Carl E. Gagne, a distance of ten and fifty-five hundredths (10.55) feet to an iron pin set at the easterly corner of land to be retained by the grantor herein; thence

2) North thirty-eight degrees, twenty-five minutes, thirty-one seconds West (N 38° 25' 31" W) along the northeasterly line of said land retained by the grantor herein, a distance of thirty-four and forty-nine hundredths (34.49) feet to an iron pin set for a corner in the southeasterly line of the land conveyed by said Michaud to said corporation heretofore referenced; thence

3) South fifty-six degrees, zero minutes, forty-two seconds East (S 56° 00' 42" E) along said southeasterly line, a distance of thirty-one and twenty-two hundredths (31.22) feet to the iron pin found at the point of beginning.

The above described lot contains one hundred sixty-three (163), more or less, square feet and is the same labeled, "Land to be Conveyed to Richard N. Giroux et al. by the Estate of Alice D. Michaud", on a survey entitled "Plan of Property Owned by Richard N. and Sharon L. Giroux", 56 Summer Street, Waterville, ME, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated August, 1991. The iron pins called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled "K & K Land Surveyors, Inc., #1132". Said Plan to be recorded herewith.

Being a portion of the premises conveyed by deed of Arthur J. Gagne, et al. to Alice D. Michaud, dated July 30, 1971 and recorded in the Kennebec County Registry of Deeds, Book 1556, Page 597. See Book 3938, Page 104

B/o 39-158
TO 39-157

of said Registry of Deeds and the records of the Kennebec Registry of Probate for the subsequent history of the Michaud title.

WITNESS my hand and seal this 21st day of October, 1991.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

WITNESS

William A Loubier
WILLIAM A. LOUBIER, AS
PERSONAL REPRESENTATIVE
OF THE ESTATE OF
ALICE D. MICHAUD

STATE OF MAINE
~~COMMONWEALTH OF MASSACHUSETTS~~
Kennebec, ss

October 21, 1991

Then personal appeared the above named WILLIAM A. LOUBIER in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Cyril M. Joly Jr. (type/print name)
Notary Public

RECEIVED KENNEBEC SS.
1991 NOV -5 AM 9:00
ATTEST: REGISTER OF DEEDS