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NO TRANSFER TAX PAID

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

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That I, **William P. Dubord,** of Waterville, County of Kennebec and State of Maine, duly appointed and acting **Personal Representative of the Estate of Beverly A. Anderson,** deceased, whose Will was duly admitted to probate in the Probate Court for the County of Kennebec, Maine, by the power conferred by law, and every other power, (in distribution of the estate) grant to **Susan E. Thibodeau**, of Waterville, County of Kennebec and State of Maine, whose mailing address is P.O. Box 1909, Waterville, ME 04903, being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land with buildings and improvements thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows:

Beginning at an iron rod in the westerly line of the Sidney Road; thence southerly along the said westerly line of said road ninety-five and four-tenths (95.4) feet to a stone monument marked "R", at an angle in said westerly line; thence by a slight angle to the left along said westerly line one hundred thirty-five and six-tenths (135.6) feet to an iron rod; thence westerly along the line of land formerly owned by Charles F. Poulin (Beverly Hills) about nine hundred eight (908) feet to Nelson Heights; thence northerly along the easterly line of Nelson Heights to land of one LaPrise; thence easterly along the southerly line of land of LaPrise and Meader to an iron rod; thence southeasterly along the land formerly owned by Charles F. Poulin two hundred forty-five and two-tenths (245.2) feet to the point of beginning and making an angle with the westerly line of said Sidney Road of ninety (90) degrees.

Excepting and Reserving the portions of the above premises previously conveyed by Roland J. Poulin and easements previously conveyed by Roland J. Poulin or Beverly A. Anderson as set forth in the following instruments:

1. Quitclaim Deed from Roland J. Poulin to the City of Waterville dated May 4, 1946 and recorded in the Kennebec County Registry of Deeds in Book 834, Page 578, granting the right and easement to construct, lay, and maintain a sewer line on the premises.

2. Warranty Deed from Roland J. Poulin to Leo U. Lessard and Irene M. Lessard, dated September 17, 1946 and recorded in the Kennebec County Registry of Deeds in Book 844, Page 564, conveying a triangular parcel.

3. Warranty Deed from Roland J. Poulin to the City of Waterville, dated May 3, 1951 and recorded in the Kennebec County Registry of Deeds in Book 904, Page 68, conveying a strip of land fifty (50) feet wide running southwesterly across the land now or formerly of Roland J. Poulin from the southern extension of Collette Street to the northern end of Roland Street, including a slope easement.

4. Warranty Deed from Roland J. Poulin to Waterville Sewerage District, dated June 21, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1652, Page 346, conveying two (2) parcels with certain restrictions.

5. The outconveyance of "Poulin Way" to the City of Waterville by deed dated July 31, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5466, Page 311.

Being the same premises conveyed to Beverly Anderson by Deed of Distribution by Personal Representative of Beverly Anderson as Personal Representative of the Estate of Jeannette B. Poulin dated March 29, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5095, Page 250.

Such property is conveyed, however, subject to a right of first refusal first to Travis K. Macomber in the event Susan E. Thibodeau sells the above described property. Susan E. Thibodeau shall not sell or convey the above described property without the

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written consent of Travis K. Macomber unless she first notifies such person in writing of her intention to sell the property, the name of the person or parties to whom conveyance is intended, and the price and all of the terms of the transaction, and offers in writing to convey the property to Travis K. Macomber at the same price and upon the same terms, said offer to be for a period of ninety (90) days. If Travis K. Macomber does not accept such offer within said period, Susan E. Thibodeau shall be free to convey the property in strict accordance with the notification and at the price and upon the terms set forth therein. Third parties may rely upon an Affidavit of Susan E. Thibodeau as to compliance with this paragraph.

together with all tenements, hereditaments and appurtenances thereto belonging, but subject to easements and restrictions of record and any unpaid municipal taxes.

In Witness Whereof, I, the said William P. Dubord in my capacity as Personal Representative of the Estate of Beverly A. Anderson have hereunto set my hand and seal this19th of April, 2002.

Signed, Sealed, and Delivered
in the presence of:

Estate of Beverly A. Anderson

Catherine L Roberts

By: William P. Dubord
William P. Dubord
Personal Representative

STATE OF MAINE
Kennebec, ss.

Date: April 19, 2002

Before me, the undersigned, a Notary Public, duly commissioned and qualified for and residing in said county and state, personally appeared William P. Dubord, as Personal Representative of the Estate of Beverly A. Anderson, deceased, to me known to be the identical person who executed the foregoing deed of distribution and acknowledged the same to be his free act and deed.

Before me,

SEAL

Catherine L Roberts
Catherine L. Roberts, Notary Public
My commission expires: 12/8/2006

RECEIVED KENNEBEC SS.
2002 APR 24 AM 9:00
ATTEST: [illegible]
REGISTER OF DEEDS