TRANSFER
TAX
PAID

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DEED OF SALE
BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS That **Jerome A. Allen** of China, County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the Estate of Leo Therrien, Deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and having received written waivers from each person succeeding to an interest in the real property of the statutory ten (10) day notice, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **Daniel LeClair and Janet LeClair** of Oakland, County of Kennebec and State of Maine, whose mailing address is 60 Mayflower Heights, Oakland, Maine 04963, as Joint Tenants, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

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

Commencing at an iron pin situated on the easterly right of way line of North Street in the northwesterly corner of premises now or formerly owned by Arthur J. Rancourt and Arlene Rancourt, the grantors herein, which iron pin is situated eighteen and fifty-four hundredths (18.54) feet northerly of a stone bound situated on the easterly right of way line of North Street; thence in a general northerly direction along the easterly right of way line of North Street a distance of ninety-two and seventy-three hundredths (92.73) feet to an iron pin; thence at a right angle from a previously described bound and in a general easterly direction a distance of seventy-two and five hundredths (72.05) feet to an iron pin; thence in a general easterly direction a distance of thirty and seventy-two hundredths (30.72) feet to an iron pin; thence at a right angle from the previously described bound a distance of one hundred thirteen (113) feet to an iron pin situated at the point of beginning.

Also hereby conveyed is an easement to continue to use the sewer line from the premises herein conveyed, which sewer line runs in a general northwesterly direction across the premises now or formerly owned by Kwai C. Lam and Evelyn R. Lam, described in a deed to Arthur J. Rancourt and Arlene Rancourt dated May 10, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1441, Page 655, to its connection with the public sewer line of North Street including the right to, from time to time, use the manholes situated on the northwesterly side of the premises now or formerly owned by the said Lam, et ux to clean the sewer line with a "snake". The sewer line from it s point of connection at the premises herein conveyed runs and is connected into the sewer line used by the occupants of the apartment house now or formerly owned by the said Lam, etux.

Being all and the same premises acquired by Leo Therrien by Quitclaim Deed from Gertrude M. Therrien dated November 8, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7236, Page 162. Also referenced by Warranty Deed from Arthur J. Rancourt and Arlene Rancourt to Leo Therrien, Gertrude Therrien and Theresa M. Therrien dated May 6, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2564, Page 120. Theresa M. Therrien died on December 19, 1991.

WITNESS my hand and seal this 12 day of March, 2004.

Signed, Sealed Delivered
in presence of:

_____

Jerome A. Allen, Personal Representative for the Estate of Leo Therrien
Jerome A. Allen, Personal Representative
For the Estate of Leo Therrien

(2) BW.L

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STATE OF ~~MAINE~~ AZ
~~KENNEBEC~~, SS. Cochise

Dated: 3-12-04

Then personally appeared the above named **Jerome A. Allen**, Personal Representative for the Estate of Leo Therrien in his capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Official Seal
NOTARY PUBLIC
STATE OF ARIZONA
County of Cochise
MARK G. SCHMITT
My Commission Expires October 1, 2005

Received Kennebec SS.
03/23/2004 8:54AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS