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Doc # 2008019011
Book 9799 Page 0249

43-154

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

That, Bonnie M. Kinsey of Hallowell, Maine, duly appointed and acting Personal Representative of the Estate of Peter Togni, 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 property 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 Ryan J. Bell and Alyssa R. Bell, of Fairfield, in the County of Somerset, State of Maine, in joint tenancy, a certain lot or parcel of land with buildings thereon, situate in [redacted], County of Kennebec and State of Maine bounded and described as follows to wit:

Bounded northerly by Oakland Street 105 feet; easterly by land now or formerly of Henry Lander; southerly by the now or formerly Amasa Shores place; and westerly land now or formerly of Elmer L. Craig.

Being the same premises conveyed by deed of Peter Verzoni to Peter Togni dated March 24, 1925 and recorded in the Kennebec County Registry of Deeds in Book 624, Page 92. Peter Togni died testate a resident of Waterville, Maine on November 16, 1961 leaving the above described property (18 Oakland Street) to his daughter, Ida T. Togni, for life with the remainder interest passing to his residuary legatees named in his Will (Kennebec County Probate Court Doc # 37951). An abstract of Peter Togni's Will is recorded in the Kennebec County Registry of Deeds in Book 1250, Page 400.

Ida Togni, unmarried her entire life, passed away on August 12, 2007 (Kennebec County Probate Court Doc 2007-544) and Bonnie M. Kinsey has been appointed successor Personal Representative of the Estate of Peter Togni by Letters of Authority dated October 1, 2007 (Kennebec County Probate Court Doc # 2007-551).

Witness my hand and seal this 18 day July 2008.

Signed, Sealed and Delivered
in the presence of

Estate of Peter Togni

By: Bonnie M. Kinsey, Personal Representative

STATE OF MAINE
Kennebec, SS.

Dated: July 18, 2008

Then personally appeared the above named Bonnie M. Kinsey in her capacity as Personal Representative of the Estate of Peter Togni who acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public
Print Name:
My Commission Expires:

SEAL

Received Kennebec SS.
07/22/2008 8:42AM
Pages 1 Attest:
BEVERLY BUSTIN-NATHEWAY
REGISTER OF DEEDS

(1) DAVID R BUTLER
Notary Public - Maine
My Commission Expires
Sep 21, 2014