

DEED OF DISTRIBUTION

KNOW ALL MEN BY THESE PRESENTS, That I, **ROBERT B.**

WILLIAMS of Topsham, in the County of Sagadahoc and State of Maine, the duly appointed and acting Personal Representative of the Estate of **RUBY F. WILLIAMS**, deceased, testate, as shown by the probate records of the County of Sagadahoc and State of Maine, Probate Docket No. 2005-128, by the powers conferred by law, and every other power, grant to **ROBERT B. WILLIAMS** of Topsham, in the County of Sagadahoc and State of Maine, being the person entitled to distribution, in and to the real estate located in Topsham, Maine (Tax Map R-2, Lot #84), as follows:

A certain lot or parcel of land situated in said Topsham, bounded as follows, to wit: Beginning at the south line of one Thompson's homestead farm and on the west side of the road leading from Topsham Village by the dwelling house formerly of John Whitehouse; thence running southerly and easterly by said road to land formerly of Peltiah Haley, on division line between him and John Haley; thence from said road west to lot No. 13 as laid down on the plan of the Town of Topsham; thence north by Lot No. 13 to Lot No. 14; thence westerly on divisional line between Lots Nos. 13 and 14 to the range way road sixty-six (66) rods; thence northerly and easterly by said range way one hundred twenty (120) rods to Lot No. 15; thence easterly on divisional line between Lots Nos. 14 and 15 to said Thompson's homestead farm; thence southerly and easterly by said Thompson's homestead to the place of beginning.

Being the same premises conveyed to Roger E. Williams by deed of George M. McManus, et als dated December 30, 1903 and recorded in the Sagadahoc County Registry of Deeds in Book 106, Page 243, and also deed of Telesphore Lapointe to Roger E. Williams of the ten (10) acre lot excepted in said deed of George M. McManus, et als.

Also another certain lot or parcel of land, being a wood lot, situated in said Topsham, bounded and described as follows, viz: All that part or parcel set off to William Whitten, late of said Topsham, deceased, in a certain indenture between the said William Whitten and John Dinslow, dated November 20th, 1835, and recorded in Lincoln Registry of Deeds, Book 12, Page 529, containing forty (40) acres, more or less.

There is also conveyed herewith all the land if any, lying easterly of the above described parcel and westerly of the Westerly line of the first described parcel in a deed from William B. Knight to George Ward, dated December 8th, 1905, and recorded in Sagadahoc County Registry of Deeds, Book 107, Page 478; together with all my right, title and interest in and to a right of way reserved in said deed by the said William B. Knight, to himself, his heirs and assigns.

✓ Being the same premises conveyed to Roger E. Williams by deed of Lida B. Chandler and Charles A. Knight dated December 26, 1936 and recorded in the Sagadahoc County Registry of Deeds in Book 197, Page 267.

✓ Also another certain lot or parcel of land situate at Pejepscoot, in the Town of Topsham, in said County of Sagadahoc and bounded as follows: Beginning at the northwest corner of said lot and running southerly along land of U. A. Jack to land conveyed by Telesphore Lapointe to Albert Spear; thence running easterly along said Spear's northerly line to land of Knight and Whittons; thence running northerly along the Knight and Whittons land, and land of Roger E. Williams, to land of Charles H. Barnes; thence running westerly by said Barnes land and the Guptill Road, so-called, to the place of beginning.

✓ Excepting from the parcel first herein described a certain lot of land two hundred (200) feet square conveyed by Roger E. Williams to one Guy Card by deed recorded in said Registry of Deeds.

The above described parcels being the same premises conveyed by Roger E. Williams to J. Vance Williams and Ruby F. Williams, as joint tenants, by warranty deed dated April 26, 1965 and recorded in the Sagadahoc County Registry of Deeds in Book 343, at Page 278. J. Vance Williams died March 24, 1987, leaving his widow, Ruby F. Williams, the surviving joint tenant.

✓ Excepting from the above that parcel of land conveyed by J. Vance & Ruby F. Williams to Douglas A. Scammon et al, by deed dated August 25, 1965 and recorded in Book 341, Page 549 and also that parcel of land conveyed by J. Vance & Ruby F. Williams to Joseph G. & Rose M. Cormier by deed dated in April of 1972 and recorded in Book 388, Page 264 of the Sagadahoc County Registry of Deeds.

RZ 84B

✓ Meaning and intending to convey and hereby conveying Parcels I, II, III and IV as shown on a Compass Survey of J. Vance Williams Property on Whitehouse Crossing Road, Topsham, Maine by Howard F. Babbidge, RLS #5, dated July 18, 1979 and recorded in Plan Book 15, at Page 65 of the Sagadahoc County Registry of Deeds.

Reference is made to a quit claim deed from Nelson J. Roy and Madeline L. Roy to Ruby F. Williams dated November 12, 1992 and recorded in Book 1167, Page 159 of said Registry of Deeds and to a deed from Ruby F. Williams to Nelson J. Roy and Madeline L. Roy, dated near or even date and recorded in said Registry of Deeds.

Also conveying all right, title and interest of Ruby F. William in and to a right of way reserved by William B. Knight in his deed to George Ward, dated December 8, 1905, and recorded in the Sagadahoc County Registry of Deeds in Book 107, Page 478. SEE deed from Roger E. Williams to J. Vance Williams and Ruby F. Williams, dated April 26, 1965 and recorded in Book 343, at Page 279.

WITNESS my hand and seal this 9 day of Feb., 2006.

Signed, Sealed & Delivered
In the Presence Of

ESTATE OF RUBY F. WILLIAMS

Evelyn J. Thompson

By: Robert B. Williams
Robert B. Williams
Personal Representative

STATE OF MAINE

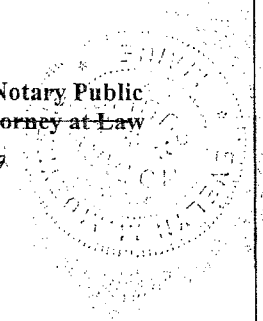
County of Cumberland, ss.

Feb. 9, 2006

Then personally appeared the above named ROBERT B. WILLIAMS in his capacity as Personal Representative of the ESTATE OF RUBY F. WILLIAMS and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Evelyn J. Thompson, Notary Public
Name: Evelyn M. Moerkens Attorney at Law
My Notary Commission Expires: 06/16/2009



SAGadahoc COUNTY

Barbara J. Trott

Register of Deeds