

JOINT TENANCY DEED OF SALE BY PERSONAL REPRESENTATIVE

THAT BARBARA D. COLEMAN, OF P. O. Box 489, Buxton, ME 04093, duly appointed and acting PERSONAL REPRESENTATIVE of the ESTATE of JAMES E. HEINTZELMAN, deceased, intestate, whose estate was duly admitted to probate in the Probate Court for the County of FRANKLIN, MAINE, and having given notice to each person succeeding to an interest in the real property described below at least 10 days prior to the sale, by the power conferred by the Probate Code, and every other power,

FOR CONSIDERATION PAID, grants to BRENT S. NORRIS and LINDA J. NORRIS, Husband and Wife, of 61 West Palmer Road, Winslow, ME 04901, as JOINT TENANTS, to wit,

The real property in BYRON, County of OXFORD, State of MAINE, to wit,

A certain lot or parcel of land, together with any improvements thereon, containing 60 ACRES, more or less, located in LOT 8, RANGE 16, situated in the Town of BYRON, County of OXFORD, State of MAINE, on the easterly or northeasterly side of the East Branch of Swift River, and more particularly bounded and described as follows:

BEGINNING at the southeast corner of LOT 8, RANGE 16;

THENCE turning and running on a bearing of South 78 Degrees West, along the south line of LOT 8, RANGE 16, for approximately 550 FEET, to the East Branch of the Swift River;

THENCE turning and running westerly along the easterly bounds of the Swift River, for approximately 1900 FEET, to a point where the East Branch of the Swift River crosses the west line of LOT 8, RANGE 16;

MAINE REAL ESTATE
TRANSFER TAX PAID

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THENCE turning and running on a bearing of North 12 Degrees West, for approximately 599 FEET, to the northwest corner of LOT 8, RANGE 16;

THENCE turning and running on a bearing of North 78 Degrees East, along the north line of LOT 8, RANGE 16, for 1,755 FEET, to the northeast corner of LOT 8, RANGE 16;

THENCE turning and running on a bearing of South 11 Degrees East, along the east line of LOT 8, RANGE 16, for 1,948 FEET, to the POINT OF BEGINNING.

TOGETHER with a right of way, or easement, over a portion of LOT 9, RANGE 17, with a width of 40 FEET, as deeded to Ellis Quinn by Donald R. Bateman and David D. Blyth, co-trustees under a Trust Agreement entered into on June 23, 1983, by their quit-claim deed dated April 22, 1986, and recorded in the Oxford County Registry of Deeds on June 24, 1986, in Book 1400, at Page 239.

The parcel of land herein described and conveyed is a portion of the third described parcel of land in a deed from Carl Jarvis and Michael Jarvis to Ellis B. Quinn and Isabelle S. Quinn, dated May 5, 1970, and recorded in the Oxford County Registry of Deeds in Book 689, at Page 528, on May 13, 1970.

Said parcel of land is SUBJECT to the conditions set forth in the deed given by Stephen Taylor to A. J. Walker and . W. Taylor, on September 23, 1909, and recorded in the Oxford County Registry of Deeds in Book 309, at Page 342.

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Reference is made to the warranty deed from Ellis B. Quinn to Robert F. Bradford, dated May 16, 1986, and recorded in the Oxford County Registry of Deeds on June 24, 1986, in Book 1400, at Page 239.

EXCEPTING and RESERVING out of the above described property that portion thereof conveyed to Harry D. Thomason III and Jeanne M. Thomason, by Robert F. Bradford, by his joint tenancy warranty deed dated October 18, 1988, and recorded in the Oxford County Registry of Deeds on October 25, 1988, in Book 1609, at Page 232.

EXCEPTING and RESERVING, to Robert F. Bradford, his heirs and assigns, and others, the right to use an existing road, not to exceed 50 FEET in width, located along the westerly side of the above described parcel of land, leading from Bateman Lane across said parcel to other land now or formerly of said Bradford.

ALSO CONVEYING, a permanent right of way and easement, for all legal purposes, over, upon and across certain land located in the Town of BYRON, County of OXFORD, State of MAINE, with a width of 50 FEET over all, being 25 FEET located on either side of the center line as hereinafter more particularly described:

BEGINNING at a point on the easterly bounds of LOT 9, RANGE 16, and the westerly bounds of LOT 9, RANGE 17, at a point 60 FEET southerly of the south bank of the East Branch of the Swift River; **THENCE** on a bearing of South 85 Degrees West for 60 FEET; **THENCE** turning and running due South for a distance of 100 FEET to a point on the northerly side of the East Branch of the Swift River; **THENCE** on a bearing of North 10 Degrees West for a distance of 130 FEET; **THENCE** turning and running on a bearing of North 65 Degrees West for a

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distance of 260 FEET to the south bounds of LOT 8, RANGE 16 and land conveyed to Robert F. Bradford by Ellis Quinn.

EXCEPTING and RESERVING, however, to Patricia Erickson, Paula Ringheim and Karen Heineman, their heirs and assigns, in common with Robert F. Bradford, his heirs and assigns, the right to use said right of way and easement; provided, however, that neither shall be responsible to the other for the maintenance of the road.

Reference is made to a quit-claim deed from Patricia Erickson, Paula Ringhelm and Karen Heineman to Robert F. Bradford, dated May 15, 1986, and recorded in the Oxford County Registry of Deeds on June 11, 1986, in Book 1405, at Page 082.

Being the same property conveyed to James Heintzelman by Robert F. Bradford, by his warranty deed dated November 10, 2008, and recorded in the Oxford County Registry of Deeds on November 13, 2008, in Book 4376, at Page 26.

James Heintzelman died, intestate, on April 22, 2014. Certificate and abstract of the Estate of James E. Heintzelman, dated September 24, 2014, was recorded in the Oxford County Registry of Deeds on September 26, 2014, in Book 5165, at Pages 200 to 202. James E. Heintzelman and James Heintzelman were one and the same person.

The above described property, including land and any improvements, is conveyed "AS IS, AS SEEN".

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WITNESS my hand and seal this 10th day of December, 2015.

Estate of JAMES E. HEINTZELMAN

Carol A. Sweatt

By Barbara D. Coleman personal representative

BARBARA D. COLEMAN
Personal Representative

State of Maine
County of Oxford, ss.

December 10, 2015

Then personally appeared the above named BARBARA D. COLEMAN, Personal Representative of the Estate of JAMES E. HEINTZELMAN, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Carol A. Sweatt

CAROL A. SWEATT
NOTARY PUBLIC

My Commission Expires: 12/28/2018

Recorded: Oxford East County 12/11/2015 10:57:33 AM
Patricia A Shearman Register of Deeds