

Know all Men by these Presents

That I, WILLIAM KEIRSTEAD, of P.O. Box 1055, Rangeley,

~~Notary~~ County of Franklin State of Maine, 04970,
duly appointed and acting personal representative of the estate of RICHARD W. KEIRSTEAD, SR.,
deceased, whose will was duly admitted to probate in the Probate Court for the County of
Franklin, Farmington, Maine, by the power conferred by law, and every other power, (in distribution
of the estate) grants to WILLIAM KEIRSTEAD, of P.O. Box 1055, Rangeley,

~~Notary~~ County of Franklin,
State of Maine, 04970, whose mailing address is same
being the person(s) entitled to distribution, the real property in Sandy River Plantation,
County of Franklin, State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in Sandy River Plantation, in the County of Franklin and State of Maine on the southerly shore of Sandy River Pond and described as follows, to wit:- COMMENCING at a point on the County Road leading from Rangeley to Phillips on the northerly line of said road, which point of beginning is seven hundred ninety-five (795) feet east from road as laid out and built from the County Road to the shore of said Sandy River Pond, and running easterly from said point of beginning along the northerly line of said County Road one hundred (100) feet; thence northerly at right angles some five hundred (500) feet, more or less, to the shore of said pond; thence westerly along the shore of said pond one hundred (100) feet; thence southerly to point of beginning. Meaning and intending to hereby convey a strip of land one hundred (100) feet wide extending from County Road to shore of said pond.

EXCEPTING AND RESERVING, HOWEVER, a certain lot or parcel of land conveyed by Millard D. Wells to the State of Maine by Warranty Deed dated March 6, 1946, recorded in the Franklin County Registry of Deeds in Book 298, Page 295, which said lot or parcel of land is bounded and described as follows, to wit:- Beginning at a point on the westerly property line of land now or formerly owned by the Furbish Timberland Company as shown on a Right of Way Map, State Highway "F", Sandy River Plantation and Rangeley Plantation, dated November 1945, on file in the office of the State Highway Commission, and recorded in the Franklin County Registry of Deeds, said point being located fifty (50) feet northerly from and at right angles to the "Base Line" at about Station 735+57; thence southerly along said Furbish Timberland Company's westerly property line a distance of about eighteen (18) feet to the northerly right of way line of the present State Highway "F" leading from Phillips to Rangeley; thence westerly along said northerly right of way line, as the same may run, a distance of about one hundred (100) feet to the southeast corner of land now or formerly owned by the Furbish Timberland Company; thence northerly along said Furbish Company's easterly property line a distance of about eleven (11) feet to a point fifty (50) feet northerly from and at right angles to the Base Line at about Station 736+57; thence North seventy-four (74) degrees eleven (11) minutes East a distance of about one hundred (100) feet along a line fifty (50) feet northerly from and parallel to the Base Line to the point of beginning, said parcel of land containing about 0.036 acres.

Reference for title is hereby made to Warranty Joint Tenancy Deed from Richard W. Keirstead and Granville L. Seaman to Richard W. Keirstead and L. Hazel Keirstead dated October 27, 1971, recorded in the Franklin County Registry of Deeds in Book 436, Page 504.

ALSO two other certain lots or parcels of land, together with any buildings thereon, located in Sandy River Plantation, in the County of Franklin and State of Maine, being a portion of Lot 11. Said parcels are more particularly described as follows, to wit:- **First Parcel:** Beginning at a point which is the intersection of the northern sideline of Maine State Route 4 and the east lot line of Lot 11; thence westerly along the northern sideline of said Route 4 eight hundred fifty (850) feet, more or less, to the intersection of the northern sideline of said Route 4 and the southeast corner of land now or formerly owned by Richard W. Keirstead and Granville L. Seaman as acquired by Deed from Raymond O. and Thelma P. Backes dated July 7, 1965 *

Witness my hand and seal this Sixteenth day of February, 2000.

Signed, Sealed and Delivered

in presence of

Robert J. Beal

William Keirstead

William Keirstead, Personal Representative

State of Maine, County of FRANKLIN

Feb. 16, 2000.

Then personally appeared the above named William Keirstead
in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Robert J. Beal

Robert J. Beal Notary Public

My Commission Expires May 19, 2004.

Notary Public

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02-22-2000 @ 11:58a

Maine Real Estate
Transfer Tax Not Necessary

* and recorded in the Franklin County Registry of Deeds, Book 390, Page 372, July 19, 1965; thence northerly at a right angle from said Route 4 along the eastern line of land owned by said Keirstead and Seaman four hundred sixty (460) feet, more or less, to the southern shore of the westernmost Sandy River Pond; thence easterly along the southern shore of said Sandy River Pond one thousand two hundred twenty-five (1,225) feet, more or less, to a point which is the intersection of the southern shore of said Sandy River Pond and the eastern line of Lot 11: thence south eight degrees west (S8°W) along the eastern line of Lot 11 four hundred (400) feet, more or less, to the northern sideline of said Route 4 and the point of beginning.

The first parcel contains seven (7) acres, more or less.

Second Parcel: Beginning at a point which is the intersection of the northern sideline of Maine State Route 4 and the southwest corner of land formerly owned by Richard W. Keirstead and Granville L. Seaman as acquired by their Deed from Raymond O. and Thelma P. Backes dated July 7, 1965, and recorded in the Franklin County Registry of Deeds, Book 390, Page 372, July 19, 1965, said point being further described as being seven hundred ninety-five (795) feet east from a road as laid out and built from the County Road, said Route 4, to the shore of said Sandy River Pond; thence westerly along the northern sideline of said Route 4 seven hundred fifteen (715) feet, more or less, to the intersection of the northern sideline of said Route 4 and the southeast corner of land formerly owned by Richard W. and L. Hazel Keirstead as acquired by Deed from F. L. Briggs dated October 22, 1971, recorded in the Franklin County Registry of Deeds, book 438, Page 203, November 9, 1971; thence north thirty-eight degrees east (N38°E) along the eastern line of land formerly owned by Keirstead two hundred sixty (260) feet, more or less, to the southerly shore of the westernmost Sandy River Pond; thence easterly along the southern shore of said Sandy River Pond six hundred fifty (650) feet, more or less, to a point which is the intersection of the southern shore of said Sandy River Pond and the northwest corner of land formerly owned by the above-mentioned Richard W. Keirstead and Granville L. Seaman; thence southerly at a right angle from said Route 4 along the westerly line of land now or formerly owned by Keirstead and Seaman four hundred (400) feet, more or less, to the northern sideline of said Route 4 and the point of beginning. The second parcel contains four (4) acres, more or less.

Reference for title is hereby made to Quitclaim Deed w/c from Oxford Paper Company to Richard W. Keirstead, Sr. and L. Hazel Keirstead dated June 13, 1983, recorded in the Franklin County Registry of Deeds in Book 735, Page 60.

Said Richard W. Keirstead, Sr. acquired title to the above described property in its entirety as surviving joint tenant upon the death of the said L. Hazel Keirstead on May 26, 1989.

EXCEPTING AND RESERVING, HOWEVER, from the above described real estate "the sole use of my house that is situated in Sandy River Plantation, Maine, for and during the term of her natural life" that was bequeathed to Irene A. Huff Keirstead by the Devise of Richard W. Keirstead, Sr.

FRANKLIN COUNTY

Susan A. Black
Register of Deeds

*Robert Beal
Rangeley*

Deed of Distribution
by
Personal Representative
(TESTATE)

WILLIAM KEIRSTEAD,
PERSONAL REPRESENTATIVE
OF THE ESTATE OF
RICHARD W. KEIRSTEAD, SR.
TO

WILLIAM KEIRSTEAD

FEBRUARY 16, 2000

FORM 1242

TUTTLE & BLANK REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT PUBLISHERS RUTLAND, VT 05701

