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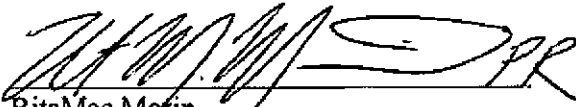
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DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

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RitaMae Morin of 3 Fortuna Drive, Lewiston, Maine 04240, duly appointed and acting personal representative of the **Estate of Theresa M. Caron**, late of Auburn, Maine, deceased, whose will was duly admitted to probate in the Probate Court for Androscoggin County, Maine, by the powers conferred by law, and every other power, in distribution of the estate, grants to **RitaMae Morin** of 3 Fortuna Drive, Lewiston, Maine 04240, being the person entitled to distribution, the real property in the City of Auburn, County of Androscoggin, and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

Dated this 24th day of May, 2024.


RitaMae Morin
Personal Representative of the
Estate of Theresa M. Caron

State of Maine
County of Androscoggin

This record was acknowledged before me on May 24, 2024, by RitaMae Morin as Personal Representative of the Estate of Theresa M. Caron.


Signature of notarial officer

Stamp or printed name

BILLIE JO GAMMON
Notary Public, State of Maine
My Commission Expires Dec. 13, 2030

Title of office

My commission expires: _____

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EXHIBIT A

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Certain lots or parcels of land with the buildings thereon, situated in the City of Auburn, County of Androscoggin, and State of Maine, more particularly bounded and described as follows:

PARCEL 1:

Beginning at the most westerly corner of a farm now or formerly owned by John Penly, formerly owned by James Vikery, deceased; thence running southwesterly by land now or formerly of Theophilus Libby to the Mill Road; thence by the Mill Road and land conveyed by John Penly to land now or formerly of Sam Stinchfield Jr. and Abner Waterhouse, and southeasterly to land now or formerly of Mark Leach; thence northeasterly by said Leach's land to said Penly's farm, formerly owned by James Vickery, deceased; thence northwesterly by said Vickery farm to the bounds begun at.

Subject to the reserved rights described in the deed from Ebner H. Parker, Sarah Francis Parker, Rufus P. Parker, Jessie G. Parker, George W. Parker and Bessie Parker to Lillian E. Garcelon dated June 6, 1904, and recorded in the Androscoggin County Registry of Deeds in Book 204, Page 269.

Excepting from the above-described parcel of land the following portion:

Beginning on the easterly side of the Sopers Mill Road so called at a stake near an elm tree; thence easterly to an apple tree; thence southerly to a stake and stones; thence westerly in a course perpendicular to said Sopers Mill Road to land now or formerly of one Cox; thence northerly by said Cox's land and said road to the point of beginning.

Meaning and intending to describe the premises conveyed by Lillian E. Garcelon to Pierre Caron (also referred to as Pierre Carron) by deed dated June 28, 1924, and recorded in the Androscoggin County Registry of Deeds in Book 346, Page 105.

PARCEL 2:

Beginning at the same point at which the description was begun of certain real estate conveyed by Samuel Stinchfield to Nathaniel Cobb, in the deed of said Stinchfield to said Cobb dated April 1, 1857, and recorded in the Androscoggin County Registry of Deeds in Book 17, Page 288, of which real estate the premises herein granted are part and parcel; thence in a westerly direction by land now or formerly of John P. Garcelon to an apple tree; thence same course by said Garcelon's land to a bunch of spotted hemlocks; thence same course to the southeasterly

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corner of lot occupied by the stable as described in deed of A. M. Henderson and Ada C. Garcelon to Edmund H. Soper dated August 4, 1919; thence southwesterly by the southerly line of said lot occupied by the stable as aforesaid and as described in said deed to the Mill Road; thence by said road southerly in a curved line to the southwesterly corner of lot described in said deed from Stinchfield to Cobb, being a point on the southerly side of said road in a line of the northeasterly boundary of land now or formerly of Hannah Flannan; thence southeasterly to land now or formerly of W. F. Waterhouse; thence northeasterly by said Waterhouse land to point begun at, and including in this conveyance as appurtenant to said land and the mill thereon such flowage rights as were conveyed to John P. Garcelon by Warren A. Cox by his deed of warranty dated October 31, 1925, recorded in said Registry in Book 354, Page 476, to which deed and record references may be had for a more particular description of the land as well as the flowage rights conveyed by this deed.

Meaning and intending to describe the premises conveyed by Theresa Caron, Cecil Bishop, Gerard Caron, Emile Caron, Angelina Gauthier, Eva Lebel, Blanche Morin, Louis Caron, Arthur Caron, and Lillian Latouche to Pierre A. Caron by deed dated April 12, 1971, and recorded in the Androscoggin County Registry of Deeds in Book 1031, Page 304.

PARCEL 3:

A parcel of land beginning at the north corner of what was formerly the Richard Hollis place, on the line of what was formerly the Samuel Haines lot, so called, thence southeast 41 rods and 17 links to land now or formerly of William P. Waterhouse formerly Abner Waterhouse's; thence northeast by said William P. Waterhouse land 30 rods and 18 links to a stake and stones; thence northwest 41 rods and 17 links to land now or formerly of D. J. Gordon (formerly of Ebenezer Jordan) to a stake and stones; thence southwest on said Gordon's land 30 rods and 18 links to the first mentioned bounds.

and

A parcel of land being the former homestead farm of the late Samuel Stinchfield, deceased, and bounded as follows: Beginning at a stake and stones at high water mark on the northerly side of the mill pond, said stake and stones being the southwesterly corner of a lot or parcel of land conveyed by John Penly to Samuel Stinchfield Jr. by deed dated January 12, 1851; thence running northwesterly by said mill pond at high water mark 50 rods to land now or formerly of Ebenezer Jordan, Jr.; thence southwesterly by said Jordan's land to land now or formerly of William Davis; thence southeasterly on said Davis land 32 rods to land now or formerly of William P. Waterhouse; thence northeasterly by land of said Waterhouse to a stake and stones at his most northerly corner; thence southeasterly on said Waterhouse land about 30 rods to a stake and stones; thence northeasterly on said Waterhouse land to the Mill Road, thence the same course by said Mill Road to a maple tree marked "C", standing near the Blacksmith Shop; thence northwesterly on land of E. H. Soper to an elm tree marked "B"; thence northwesterly across the mill pond to an elm tree marked A; thence northwesterly by the shore of said pond at high water mark to the bounds begun at.

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Meaning and intending to describe the premises conveyed by Maurice B. LeBlond and Lucienne S. LeBlond to Pierre Caron dated October 19, 1948, and recorded in the Androscoggin County Registry of Deeds in Book 620, Page 171.

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PARCEL 4:

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On the westerly side of the Soper's Mill Road beginning at an iron pipe in the westerly line of said road; thence southwesterly in a straight line to an iron pipe set near a beech tree which forms an angle in the line of land now or formerly of Pierre Caron; thence northerly along the line of said Caron land to the said road; thence southerly along the westerly line of said road to the point of beginning.

Meaning and intending to describe a portion of the premises conveyed by Valmore V. Piirainen and Ruth B. Piirainen to Pierre Caron dated June 20, 1957, and recorded in the Androscoggin County Registry of Deeds in Book 762, Page 187.

Pierre Caron died testate on April 5, 1979, and his estate was administered in the Androscoggin County Probate Court, Auburn, Maine. Theresa Caron was the sole devisee of Parcels 1-4 above, *see* Abstract of Will dated June 5, 1979, and recorded in the Androscoggin County Registry of Deeds in Book 1410, Page 346.

PARCEL 5:

Beginning at a point at the easterly line of the right of way of the Maine Central Railroad Company at the southerly line of land now or formerly of Pierre Derocher; thence running easterly by said Derocher's line of land to line of land now or formerly of Oscar Ridley; thence southerly by line of land of said Ridley and line of land now or formerly of the City of Auburn, to line of land now or formerly of one Moore; thence westerly by line of land of said Moore to the easterly line of the right of way of said Maine Central Railroad Company; thence northerly by the easterly line of the right of way of said Maine Central Railroad Company to the point of beginning.

Together with a right of way to pass and repass on foot and/or for any kind of vehicle over a strip of land 25 feet wide running easterly from the Portland Road so-called by the southerly end of land now or formerly of the Socony Vacuum Oil Company and across said Maine Central Railroad Company right of way to the land herein conveyed.

Meaning and intending to describe the premises conveyed by Joseph S. Doyon to Pierre Caron and Theresa Caron, as joint tenants, by deed dated May 10, 1954, and recoded in the Androscoggin County Registry of Deeds in Book 706, Page 151. Pierre Caron died on April 5, 1979, leaving Theresa Caron as the surviving joint tenant.