



DeedDLN: 1002040089696

PERSONAL REPRESENTATIVE'S
DEED of SALE

I, **Bernadette Hodgkins**, whose mailing address is 26 Acadia Avenue, Lewiston, ME 04240, **Duly Appointed and Acting Personal Representative of the Estate of David L. Hodgkins**, deceased, as shown by the probate records in the County of Oxford, State of 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 powers conferred by law, and every other power, for consideration paid, grant to **Dillon Investments, LLC**, Maine limited liability company having a mailing address is PO Box 535, Anson, ME 04911, a certain lot or parcel of land, together with the buildings thereon, situated in the Town of **Roxbury**, County of Oxford, State of Maine, on the northerly and southerly sides of Route #120, and being Lot 5 in the 6th Range, and being a portion of the premises conveyed by Lawrence Breton and Ella S. Breton to Fred Hodgkins by their warranty deed dated May 9, 1960, and recorded in the Oxford County Registry of Deeds in Book 591, Pages 373 and 374.

EXCEPTING AND RESERVING, however, out of the above described property that portion thereof which was conveyed to Steven P. Hodgkins by Fred Hodgkins by his warranty deed dated August 31, 1977, and recorded in the Oxford County Registry of Deeds in Book 955, Page 47.

Excepting and Reserving, however, Setback Easement as made between Bernadette Hodgkins, as Executrix of the Estate of David L. Hodgkins, and Rox Wind LLC, dated November 18, 2018, and recorded in the Oxford County Registry of Deeds in Book 5444, Page 738.

Reference may be made to a deed from Rutha Hodgkins to Rutha Hodgkins and David Larry Hodgkins dated December 21, 1992, and recorded in the Oxford County Registry of Deeds in Book 1968, Page 257. Rutha Hodgkins died on December 22, 2006, leaving David L. Hodgkins as sole surviving joint tenant.

This is a deed of sale, not a deed of distribution.

WITNESS my hand and seal this 10 day of March, 2020.

Rebecca M. Allaire
Melana S. Pierce

Witness

Bernadette Hodgkins, PR
Bernadette Hodgkins
Personal Representative of the
Estate of David L. Hodgkins

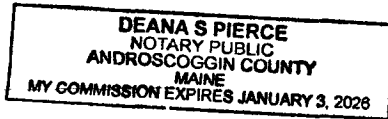
MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE
COUNTY OF Androscoggin

March 10, 2020

Then personally appeared the above-named Bernadette Hodgkins, in her said capacity and acknowledged the foregoing instrument to be her free act and deed,

Before me,



Deana S Pierce
Notary Public

ESTATES/Hodgkins/DeedofSale

