MAINE REAL ESTATE TAX-Paid

DLN: 1001740012216

TRUSTEES' DEED

Dorothy Langdon Chapin, of Washington, District of Columbia, and **Fiduciary Trust Company**, of Boston, Massachusetts, **Co-Trustees of the Aldus H. Chapin 1967 Revocable Trust dated June 12, 1967, as amended**, (the "Grantor"), by the power conferred by law, and every other power, for consideration paid, grant to **David B. Walton** and **Majandra D. Walton**, of Los Angeles, CA (the "Grantee"), as joint tenants and not as tenants in common, the real property, together with the buildings and improvements thereon, situated in Scarborough, Cumberland County, Maine being more particularly described in **Exhibit A** attached hereto and made a part hereof.

Being the same property conveyed to the Grantor by Deed of Distribution recorded in the Cumberland County Registry of Deeds in Book 28953, Page 341.

This conveyance is subject to all restrictions, easements and encumbrances of record.

[Signature pages follow]

IN WITNESS WHEREOF, the said Dorothy Langdon Chapin and Fiduciary Trust Company, Co-Trustees as aforesaid, have hereunto set their hands and seals as of the dates set forth below.

Witness

Dorothy Langdon Chapin, Co-Trustee
of the Aldus H. Chapin 1967 Revocable
Trust dated June 12, 1967, as amended

DISTRICT OF COLUMBIA

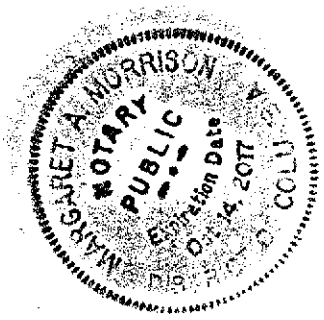
24th January, 2017

Personally appeared before me the above named Dorothy Langdon Chapin, in her said capacity and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said Trust.

Notary Public

Print name: Margaret A. Morrison
My Commission Expires: 10/14/2017

Margaret A Morrison
Notary Public District of Columbia
My Commission Expires October 14, 2017



Witness

Fiduciary Trust Company, Co-Trustee of the
of the Aldus H. Chapin 1967 Revocable
Trust dated June 12, 1967, as amended

By: _____
Robert W. Irwin
Its Vice President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK, ss.

January 20, 2017

Personally appeared before me the above named Robert W. Irwin, Vice President of Fiduciary Trust Company and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Fiduciary Trust Company, in its capacity as Trustee of the Aldus H. Chapin 1967 Revocable Trust dated June 12, 1967, as amended, and the free act and deed of said Trust.

Dorothy R. Joyce
Notary Public

Print name: Dorothy R Joyce
My Commission Expires: _____

DOROTHY R. JOYCE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 9, 2018

DOC :4874 BK:33794 PG:189
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
01/31/2017, 08:53:15A
Register of Deeds Nancy A. Lane E-RECORDED

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated at Prout's Neck in the Town of Scarborough, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a stone monument on the northwesterly side of a four rod right of way at the southeasterly corner of land of Alice B. M. Truesdale; thence North 35° 36' East along said right of way, one hundred forty-six and fifty-eight hundredths (146.58) feet, more or less, to an iron pipe on the northwesterly side of said right of way; thence North 60° 15' West, one hundred thirty-five and forty-six hundredths (135.46) feet by land of the Estate of Elizabeth B. Angell to an iron pipe and land now or formerly of Clyde V. Boothby; thence South 55° 50' West by said Boothby land, one hundred six and fifty hundredths (106.50) feet to a stone monument at the northeasterly corner of said Truesdale land; thence South 43° 34' East, one hundred seventy-four and seventy hundredths (174.70) feet by said Truesdale land to said stone monument and the point of beginning.

A fifteen (15) foot right of way in common with others over land now or formerly of Elizabeth Sprague is also hereby conveyed, said right of way is for the purpose of travel from Massacre Lane to the land hereby conveyed and also for installation and maintenance of appropriate utilities. A right of way in common with others over said Massacre Lane as now travelled from the Black Point Road to said fifteen (15) foot right of way and a right of way in common with others in said four rod right of way which parallels the shore is also conveyed.

Said parcel is conveyed subject to a right of way fifteen (15) feet in width along the northwesterly boundary of the above described lot for the purpose of travel from Massacre Lane to land now or formerly owned by the Estate of Elizabeth B. Angell and for the installation and maintenance of appropriate utilities.

This conveyance is made subject to an easement conveyed to the Scarborough Sanitary District by deed dated December 9, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6351, Page 93.