

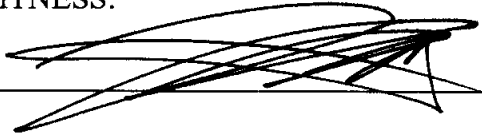
**DEED OF DISTRIBUTION
BY
PERSONAL REPRESENTATIVES**

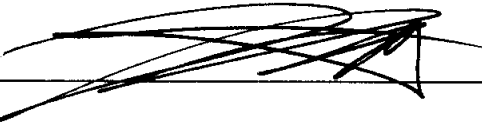
KNOW ALL BY THESE PRESENTS, that KEVIN D. THURLOW and ALAN W. THURLOW, both of Scarborough, Maine, the duly appointed and acting Personal Representatives of the Estate of Donald A. Thurlow, deceased, as shown by the probate records of Cumberland County, Maine, by the powers conferred by law, and every other power, in distribution of the residue of the Estate of Donald A. Thurlow, grant to CECILIA DON, LLC, a Maine limited liability company with a mailing address of P.O. Box 2066, Scarborough, ME 04070, the entire interest of the Estate of Donald A. Thurlow in the land with buildings located at 591 U.S. Route One, Scarborough, Maine and at 354 Pine Point Road, Scarborough, Maine, being the land with buildings thereon described in Exhibit A attached hereto.

The late Donald A. Thurlow was the surviving joint tenant of his wife, the late Cecilia B. Thurlow, who died December 30, 1990. Kevin D. Thurlow and Alan W. Thurlow, named devisees of Donald A. Thurlow, have elected to take title to the real estate distributable to them and conveyed hereby, through an entity in which they hold all the membership interests, Cecilia Don, LLC.


WITNESS our hand and seal this 15 day of May, 2009.

WITNESS:

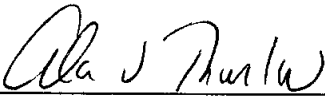




ESTATE OF DONALD A. THURLOW

By: 

Kevin D. Thurlow
Personal Representative

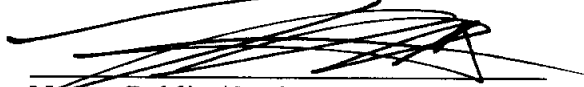
And
By: 

Alan W. Thurlow
Personal Representative

STATE OF MAINE
CUMBERLAND COUNTY, ss

May 15, 2009

Personally appeared before me the above-named Kevin D. Thurlow and Alan W. Thurlow, each in his capacity as Personal Representative of the Estate of Donald A. Thurlow, and acknowledged the foregoing Deed of Distribution to be their free act and deed in their said capacity as the duly appointed and acting Personal Representatives of the Estate of Donald A. Thurlow.



~~Notary Public~~ / Maine Attorney at Law
Print Name Richard N. Bryant, Esq.
My commission expires _____

Exhibit A to Deed of Distribution

DUNSTAN SCHOOL PARCEL - 591 US Route One, Scarborough, Maine (Tax Map U34, Lot 33)

Certain lots or parcels of land in the Town of Scarborough, County of Cumberland and State of Maine, more particularly described as follows:

Parcel 1: A certain lot or parcel of land, with the buildings thereon, situated at the junction of the Saco County Highway (U.S. Route 1) and the Payne Road at Dunstan Comer, Town of Scarborough, Cumberland County, Maine as follows:

Beginning at the point of intersection of the northwesterly line of the said Saco Road with the easterly line of said Payne Road, said point of intersection being sixty-seven (67) feet northeasterly from the granite monument set in the angle of the said Saco Road; thence North $56^{\circ} 18'$ East following the northwesterly line of the said Saco Road four hundred and fifty (450) feet to a stake; thence deflecting to the left $86^{\circ} 33'$ and running North $30^{\circ} 15'$ West three hundred and fifty four (354) feet to the easterly line of the said Payne Road; thence southerly following the said Payne Road by various courses five hundred ninety-two (592) feet to the point of beginning and containing two acres.

Being the same premises conveyed by deed from the Town of Scarborough to Donald A. Thurlow and Cecilia B. Thurlow, as joint tenants, dated March 27, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6720, Page 241. Cecilia B. Thurlow died on December 8, 1990, leaving Donald A. Thurlow as the surviving joint tenant.

Parcel 2: Also conveying a certain lot or parcel of land, with the buildings thereof, situated in the Town of Scarborough, County of Cumberland and State of Maine, being apart of the Colonel Fred N. Dow Farm, so-called, and more particularly described as follows:

Beginning at a point on the northerly side of the Saco Road, so-called, at the southeasterly comer of a parcel of land which Fred N. Dow sold to the Inhabitants of the Town of Scarborough, August 10, 1921, recorded in the Cumberland County Registry of Deeds in Book 1085, Page 39; thence following the northerly side of the Saco Road in an easterly direction 26.5 feet to a stone monument; thence continuing ha an easterly direction along the northerly side of said Saco Road 165 feet to an iron and the southwesterly corner of the land now or formerly of Madeline Albert; thence in a northerly direction making an angle of $97^{\circ} 5'$ with the said road line along the Albert line and land now or formerly of Ida W. Shaw six hundred seventy-eight and thirty-five hundredths (678.35) feet to the southerly side line of the Payne Road; thence in a southwesterly direction along the southerly line of said Payne Road six hundred twenty-seven (627) feet, more or less, to the northerly corner of the above mentioned school lot which Fred N. Dow sold to the Town of Scarborough; thence following the easterly boundary of said lot three hundred fifty-four (354) feet to the point of beginning.

Excepting and reserving, however, from the above described real estate, that portion thereof referred to in Notice of Taking of the State Highway Commission, dated April 20, 1939 and recorded in the Cumberland County Registry of Deeds in Book 1578, Page 19, and conveyed

by Ida W. Shaw to the State of Maine by deed dated May 10, 1939 and recorded in said Registry of Deeds in Book 1578, Page 206; those portions thereof and the rights therein conveyed by the said Ida W. Shaw to the Inhabitants of the Town of Scarborough by deed dated December 4, 1946 and recorded in said Registry of Deeds in Book 1848, Page 489, and by deed dated October 11, 1949, and recorded in said Registry of Deeds in Book 1977, Page 324; and that portion thereof and the rights therein conveyed by the said Ida W. Shaw to Marion Warren by deed dated November 31, 1955 and recorded in said Registry of Deeds in Book 2301, Page 134.

Also hereby conveying all rights reserved to the said Ida W. Shaw in said deed to the Inhabitants of the Town of Scarborough dated October 11, 1949 and recorded in said Registry of Deeds in Book 1977, Page 324.

Being the same premises conveyed by deed from Richard E. Murphy and Anne M. Murphy to Donald A. Thurlow and Cecilia B. Thurlow, as joint tenants, dated April 26, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6742, Page 37. Cecilia B. Thurlow died on December 8, 1990, leaving Donald A. Thurlow as surviving joint tenant.

Parcel 3: Also conveying a certain lot or parcel of land, with the buildings thereon, situated northerly of U.S. Route 1 in the Town of Scarborough, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron stake on the westerly sideline of land conveyed by Albert F. Hutchinson to Madeleine T. Albert by deed dated April 30, 1936 and recorded in the Cumberland County Registry of Deeds in Book 1492, Page 376 at a point two hundred seventy-nine (279) feet, more or less, northerly from the northerly sideline of U. S. Route 1; thence westerly parallel with and fifteen (15) feet distant from the front of the garage on the premises herein conveyed, eighteen (18) feet to an iron pipe; thence northwesterly passing at a distance of ten (10) feet from the house on the premises herein conveyed ninety-five (95) feet to an iron pipe; thence northeasterly by land conveyed by Ida W. Shaw to Red Shutter Motor Court, Inc. by deed dated August 28, 1958 and recorded in said Registry in Book 2429, Page 163, a distance of one hundred forty (140) feet, more or less, to an iron pipe on the westerly sideline of said Albert land; thence one hundred seventy (170) feet, more or less, southerly by said Albert land to the point of beginning; together with a right of way to pass and repass along the driveway from U. S. Route 1 to the premises herein conveyed, and a right of way to pass and repass along the road along the southwesterly sideline of said premises.

Being the same premises conveyed by warranty deed from Alfred J. L. Richardson and Cathy M. Richardson to Donald A. Thurlow and Cecilia B. Thurlow dated February 4, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7622, Page 152. Cecilia B. Thurlow died on December 8, 1990, leaving Donald A. Thurlow as surviving joint tenant.

The above described premises are also conveyed with the benefit of the covenants set forth in an Indenture by and among Donald A. Thurlow and Donald A. Thurlow, Alan W. Thurlow and Kevin D. Thurlow, as Trustees under a certain Trust Agreement dated September 6, 1988, said Indenture dated August 13, 1997 and recorded in said Registry of Deeds in Book 13252, Page 72.

CLAMBAKE PARCEL - 354 Pine Point Road, Scarborough, Maine (Tax Map U22, Lot 2)

Certain lots or parcels of land in the Town of Scarborough, County of Cumberland and State of Maine, more particularly described as follows:

Parcel 1: A certain lot or parcel of land, together with the buildings thereon, situated on Pine Point, so-called, Scarborough, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the Southeast corner of the within described lot at a stake at the edge of Pine Point, so-called, at a marsh of John Moulton; thence running Northwesterly by said marsh of John Moulton to the line of the new road leading from Blue Point, so-called, over the said marsh to said Pine Point; thence Southerly by the Northeasterly side of said road to land of one Morgan and a stake set in the Northeasterly sideline of said road and at a point formerly known as Pine Point; thence Easterly by said land of Morgan and land formerly known as Pine Point to the place of beginning; being a triangular parcel of land situated on the Northeasterly side of said road and containing one acre, more or less. Being the same parcel conveyed by Clarence G. MacDonald to Donald A. Thurlow and Cecilia B. Thurlow by deed dated July 8, 1960 and recorded in the Cumberland County Registry of Deeds in Book 2551, Page 209.

Parcel 2: A certain lot or parcel of land situated at Pine Point on the Northeasterly side of State Highway, Route 9, leading from West Scarborough to the sea in the Town of Scarborough, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at pipe located at the Northwesternmost corner of the land of Donald A. Thurlow, et al, on the Northeasterly side of said highway; thence in a Northwesterly direction perpendicular to the Northeasterly side line of said highway, North 57° 22' East, Two Hundred Ninety (290) feet, more or less, to a pipe on the Southwesterly boundary of the land now or formerly of Freedom P. Foss; thence along said boundary in a Southeasterly direction to the Easternmost corner of the land of Fred H. Snow, of which this lot being described is a portion; thence along the Southeasterly boundary of the land of Fred H. Snow to the Easternmost corner of the land of Donald A. Thurlow, et al; thence in a Northwesterly direction along the Northeasterly boundary of the land of Donald A. Thurlow, et al, to the point of beginning. Meaning and intending to convey to Donald A. Thurlow, et al, all right, title and interest in the portion of the land of Fred H. Snow lying on the Southeasterly side of the line herein described running from the point of beginning at the Northwesternmost corner of the land of Donald A. Thurlow to the land now or formerly of Freedom P. Foss, said parcel of land herein described being a portion of the lot of land conveyed by Caleb Collins to Fred H. Snow as recorded under the date of March 25, 1926 in the Cumberland County Registry of Deeds, Book 1226, Page 272. Being the same parcel conveyed by Fred H. Snow to Donald A. Thurlow and Cecilia B. Thurlow by deed dated June 28, 1963 and recorded in the Cumberland County Registry of Deeds in Book 2762, Page 133.

Parcel 3: A certain lot or parcel of land, together with the buildings thereon, situated in Scarborough, County of Cumberland and State of Maine, on the Northeasterly side of Pine Point Road, bounded and described as follows:

Commencing at an iron set in the Northeasterly sideline of Pine Point Road, which iron is 69.48 feet Northwesterly of a state road cement monument set on the Northeasterly sideline of said Pine Point Road; thence Northwesterly along said Pine Point Road 43 feet to other land of Peter A. Stroumbas; thence Northeasterly by said other land of Stroumbas and maintaining a distance of 43 feet from the Northwesterly line of other land of Donald A. Thurlow and Cecilia B. Thurlow to land now or formerly of Freedom P. Foss; thence Southeasterly along said land now or formerly of Freedom P. Foss to said land of Thurlow; thence Southwesterly along the Northwesterly sideline of said land of Thurlow to the point of beginning. Being the same parcel conveyed by Peter A. Stroumbas to Donald A. Thurlow and Cecilia B. Thurlow by deed dated April 27, 1967 and recorded in the Cumberland County Registry of Deeds in Book 2993, Page 201.

EXCEPTING AND RESERVING from the above-described Parcels 1, 2 and 3, a certain lot or parcel of land being salt marsh situated in Scarborough, County of Cumberland, State of Maine, and lying on the northeasterly side of Pine Point Road, being Route #9, but not adjacent thereto. Said lot is described as follows:

Beginning at an iron pin set on line between land of Donald A. Thurlow and Cecilia B. Thurlow and land of the State of Maine, said pin being 712.5 feet, more or less, from an iron pipe marking said line between the State of Maine and Thurlow on said Pine Point Road; thence about South $40\ 1/2^\circ$ East along said line between the State of Maine and Thurlow 562.0 feet, more or less, to an iron pin; thence making a right deflection angle of $120^\circ\ 55'$, 146.2 feet more or less, to an iron pipe; thence about North 36° West but making a right deflection angle of $73^\circ\ 32'$, 502.8 feet more or less, to an iron pin and the point of beginning. Said conveyed parcel being a gore of marshland containing three-fourths of an acre, more or less. Being the same parcel conveyed by Donald A. Thurlow and Cecilia B. Thurlow to the State of Maine by deed dated September 9, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3307, Page 231.

The above described premises are also conveyed with the benefit of the covenants set forth in an Indenture by and among Donald A. Thurlow and Donald A. Thurlow, Alan W. Thurlow and Kevin D. Thurlow, as Trustees under a certain Trust Agreement dated September 6, 1988, said Indenture dated August 13, 1997 and recorded in said Registry of Deeds in Book 13252, Page 72.

Received
Recorded Register of Deeds
May 15, 2009 02:40:42P
Cumberland County
Pamela E. Lovley