

RJA

Scam

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8185

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Haps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 016 B008001
Land Use Type TWO FAMILY
Verify legal use with Inspections Division
Property Location 72 MUNJOY ST
Owner Information DANIELS RALPH B & MARGARET A JTS
 72 MUNJOY ST
 PORTLAND ME 04101
Book and Page
Legal Description 16-B-8
 MUNJOY ST 72
 2591 SF
Acres 0.0595

Current Assessed Valuation:

TAX ACCT NO. 2474 **OWNER OF RECORD AS OF APRIL 2013**
 DANIELS RALPH B &
 MARGARET A JTS
 72 MUNJOY ST
 PORTLAND ME 04101
LAND VALUE \$106,800.00
BUILDING VALUE \$187,500.00
HOHESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$284,300.00
TAX AMOUNT \$5,518.26

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Building Information:

Building 1
Year Built 1885
Style/Structure Type OLD STYLE
Stories 2
Units 2
Bedrooms 5
Full Baths 2
Total Rooms 12
Attic NONE
Basement FULL
Square Feet 2492

[View Sketch](#) [View Map](#) [View Picture](#)



Best viewed at 800x600, with Internet Explorer

Outbuildings/Yard Improvements:

Building 1
Year Built 1975
Structure SHED-FRAME
Size 6X8
Units 1
Grade C
Condition A

[New Search](#)

Assessor's Office | 399 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services	CBL	016 B009001
Applications	Land Use Type	VACANT LAND
Doing Business	Verify legal use with Inspections Division	
Maps	Property Location	68 MUNDOY ST DANIELS RALPH B JR & MARGARET A JTS 72 MUNDOY ST PORTLAND ME 04101
Tax Relief	Book and Page	16-B-9 MUNDOY ST 68-70 3200SF
Tax Roll	Legal Description	MUNDOY ST 68-70 3200SF 0.0735
Q & A	Acres	0.0735

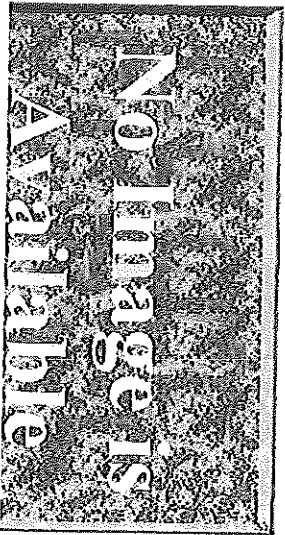
Current Assessed Valuation:

Browse city services a-z	TAX ACCT NO.	2476	OWNER OF RECORD AS OF APRIL 2013
Browse facts and links a-z	LAND VALUE	\$19,500.00	DANIELS RALPH B JR & MARGARET A JTS
	BUILDING VALUE	\$0.00	72 MUNDOY ST PORTLAND ME 04101
	NET TAXABLE - REAL ESTATE	\$19,500.00	
	TAX AMOUNT	\$378.50	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)
[Home](#)
[Departments](#)
[City Council](#)
[E-Services](#)
[Calendar](#)
[Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 016 I008001
Land Use Type VACANT LAND
 Verify legal use with Inspections Division
Property Location 49 WATERVILLE ST
Owner Information HOPKINSON JAMES A TRUSTEE
 511 CONGRESS ST
 PORTLAND ME 04101
Book and Page 23563/212
Legal Description 16-1-8
 WATERVILLE ST 49
 HOYTS LN
 2594 SF
Acres 0.0596

Current Assessed Valuation:

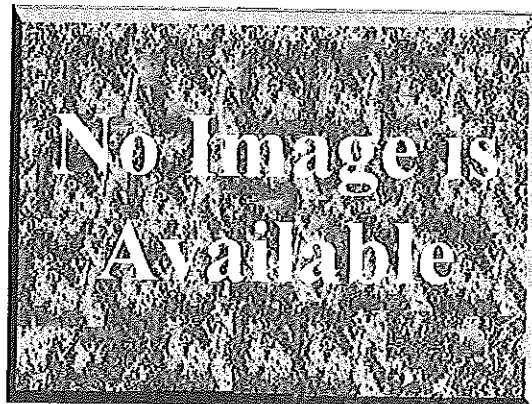
browse city services a-z

browse facts and links a-z

TAX ACCT NO. 2700 **OWNER OF RECORD AS OF APRIL 2013**
 HOPKINSON JAMES A TRUSTEE
LAND VALUE \$15,800.00 **511 CONGRESS ST**
BUILDING VALUE \$0.00 **PORTLAND ME 04101**
NET TAXABLE - REAL ESTATE \$15,800.00
TAX AMOUNT \$306.68



Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

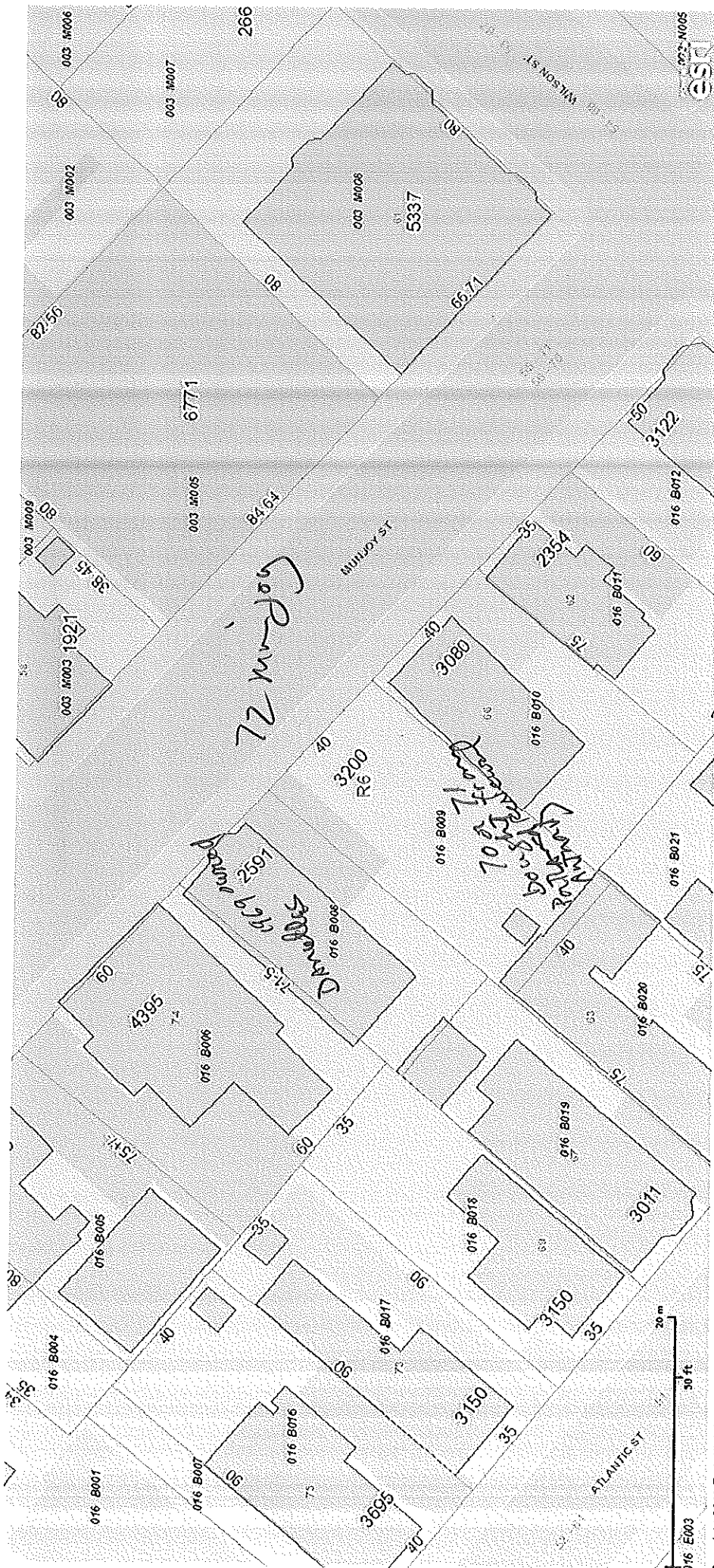


[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
1/5/2006	LAND	\$9,900.00	23563/212
7/1/1998	LAND + BUILDING	\$112,000.00	13947/195

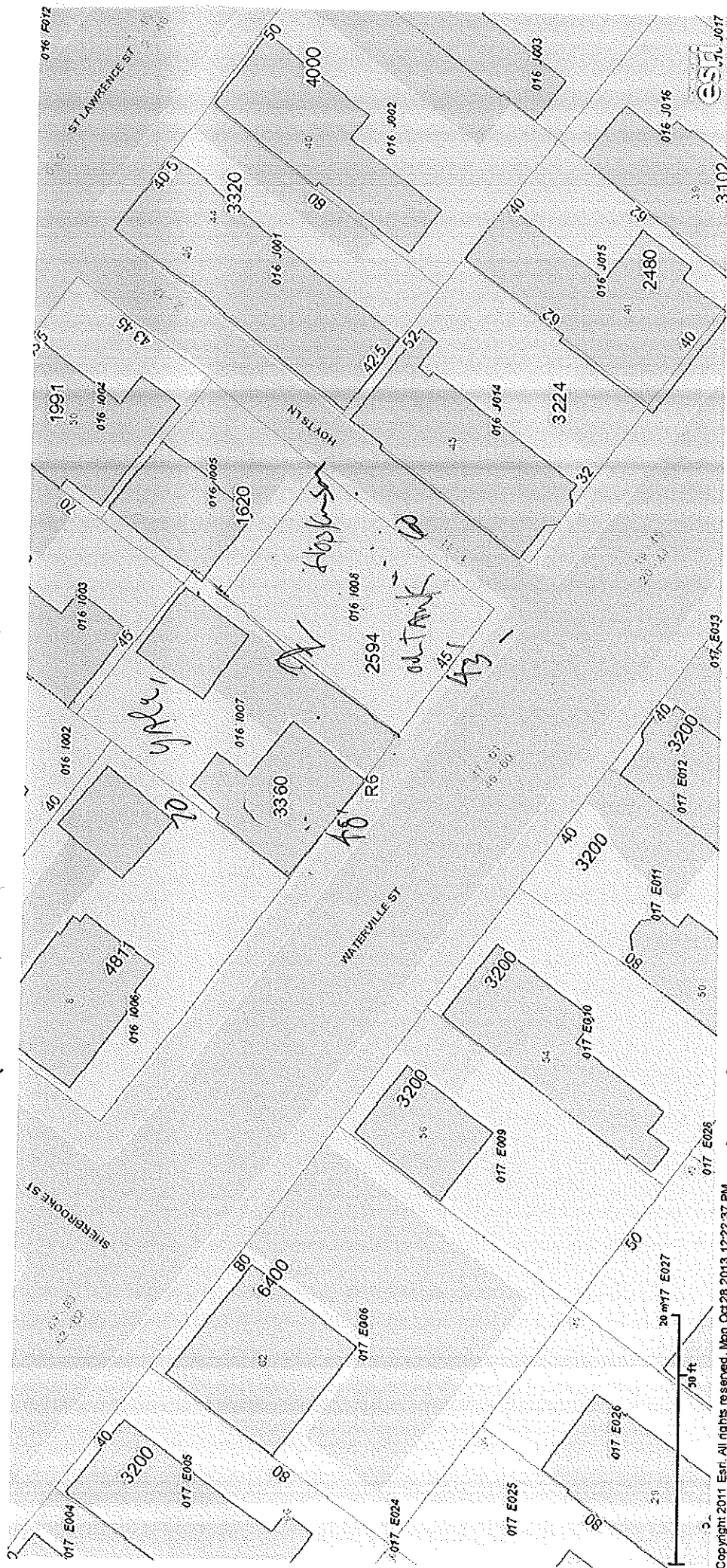
[New Search](#)



Copyright 2011 Esri. All rights reserved. Mon Oct 28 2013 12:26:43 PM.

Span hope - lot

indentured lots →



Portland Renewal with Sept 10, 1977 James v James → 1970s & Barbara Alexandra Se

1971 Darthy Cannon

Nan Drew Masten
Canning

Nan Cunningham & Drew Masten

Dec 29, 2005 Sept 29, 2005 → Hogkisson -

72 Munjoy

87

common, their heirs and assigns forever, the following described parcel of land:

A certain lot or parcel of land situated on the westerly sideline of Munjoy Street, adjoining the southerly sideline of land now or formerly of Ralph B. Daniels, Jr. and Margaret A. Daniels in the City of Portland, County of Cumberland and State of Maine, and being more particularly described as follows:

Beginning at a point on the westerly sideline of Munjoy Street, said point being distant 165 feet northerly from the intersection formed by said westerly sideline of Munjoy Street and the northerly sideline of Wilson Street, said point also marking the southeasterly corner of land of Ralph B. Daniels, Jr. and Margaret A. Daniels; thence in a general westerly direction by the southerly sideline of land of said Ralph B. Daniels, Jr. et al and by land now or formerly of Thomas F. O'Donnell 85 feet, more or less, to land now or formerly of William T. Compston and Marian D. Compston; thence in a general southerly direction by the easterly sideline of said William T. Compston et al 40 feet to land now or formerly of Robert J. Stebbins and Georgiana S. Stebbins; thence in a general easterly direction by the northerly sideline of land of said Robert J. Stebbins et al and by land now or formerly of Patrick Murphy 83 feet, more or less, to the westerly sideline of Munjoy Street; thence in a general northerly direction by the easterly sideline of Munjoy Street 40 feet to land now or formerly of Ralph B. Daniels, Jr. et al and the point of beginning.

Also all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with the above described premises.

Meaning and intending to convey and hereby conveying the lot of land conveyed to this Authority by Winnifred L. Pratt and Maxine B. Brewer by Warranty Deed dated July 26, 1963 and recorded in Cumberland County Registry of Deeds in Book 2764, Page 371.

The above described premises are conveyed subject to the following restrictions, covenants and agreements:

1. The Purchaser, their heirs and assigns, shall promptly begin and diligently complete the redevelopment of the above described parcel of land in accordance with Sec. 5 of the Contract for Sale of Land for Private Redevelopment entered into by and between the parties hereto under date of September 21, 1970.

2. The Purchaser, their heirs and assigns, shall devote the above described premises to the uses specified in the Munjoy South Urban Renewal Plan dated May 25, 1961, adopted by the City Council for the City of Portland on June 17, 1961, and duly recorded in the office of the City Clerk for said City of Portland

in Volume 82, pages 74 through 79, and Volume 82, page 98, as amended to date, and shall comply with the zoning ordinance for the City of Portland, in effect on December 18, 1961, a copy of which ordinance is on file in said Office of the City Clerk.

3. The Purchaser, their heirs and assigns, shall not discriminate on the basis of race, color, sex, religion or national origin in the sale, lease or rental, or in the use or occupancy of the demised property or any improvements erected or to be erected thereon, or any part thereof.

4. The Purchaser, their heirs and assigns, shall not convey said premises to any person, firm or corporation, other than a public body, unless the deed by which such conveyance is effected shall contain the following covenant and restriction:

"This conveyance is subject to all of the restrictions, covenants and agreements contained in the Indenture by which said premises were conveyed to Ralph B. Daniels, Jr. and Margaret A. Daniels by Portland Renewal Authority.

The foregoing, as all the other covenants contained in the aforesaid Indenture to Ralph B. Daniels, Jr. and Margaret A. Daniels from Portland Renewal Authority, shall be a covenant running with the land and shall be enforceable in the same manner as prescribed in said Indenture for the enforcement of the covenants therein contained."

5. The covenants in Paragraphs numbered 1, 2, 3, and 4 above shall be covenants running with the land, shall be contained in any instruments from the Purchaser or from their heirs and assigns to any future Grantee or to their heirs and assigns covering the premises or any portion thereof or interest therein. All such covenants shall be enforceable by Portland Renewal Authority and its successors and assigns; and all covenants relating to discrimination shall be covenants running with the land and shall be enforceable by the United States of America as well as the Portland Renewal Authority and its successors and assigns.

6. Said premises are also conveyed subject to all the terms and provisions of the said Contract for Sale of Land for

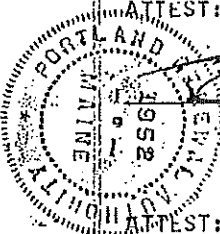
183

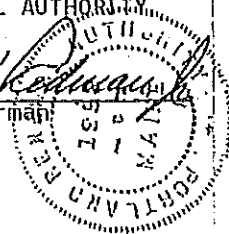
Private Redevelopment entered into by and between the parties hereto under date of September 21, 1970; said Contract being filed in the Office of the City Clerk located at the City Hall in Portland, Maine, in Volume 86 , Page 424; said Contract being incorporated into and made a part of this instrument, and without limiting or detracting from the generality of the foregoing, particular note is made of the provisions relating to the reversion of title in the Seller upon the happening of events subsequent to conveyance to Purchaser and waiver of future amendments to the Munjoy South Project Urban Renewal Plan as recited in Sec. 15 and 18 of said Contract.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said Ralph B. Daniels, Jr. and Margaret A. Daniels, their heirs and assigns, to their use and behoof forever and the Seller does covenant with the said Purchaser, their heirs and assigns, that it will warrant and forever defend the premises to the said Purchaser their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the said Portland Renewal Authority, its successors and assigns, except as aforesaid.

IN WITNESS WHEREOF, PORTLAND RENEWAL AUTHORITY has caused this Indenture to be executed and its corporate seal to be hereunto affixed by Charles W. Redman, Jr., its Chairman, and attested by Thomas F. Valteau, its Secretary, both hereunto duly authorized, and Ralph B. Daniels, Jr. and Margaret A. Daniels, being husband and wife, have hereunto set their hands and seals, all

as of the day and year first above written.

ATTEST:

[Signature]
 its Secretary

PORTLAND RENEWAL AUTHORITY

Charles W. Redman, Jr.
 its Chairman

ATTEST:
[Signature]
[Signature]

Ralph B. Daniels
 Purchaser
Margaret A. Daniels
 Purchaser

STATE OF MAINE
CUMBERLAND; SS

On this 30th day of November, 1970, personally appeared Charles W. Redman, Jr., to me personally known, who, being by me duly sworn, did say that he is the Chairman of the Portland Renewal Authority; that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its commission; and that said Charles W. Redman, Jr. acknowledged said instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Signature]
 Justice of the Peace

STATE OF MAINE
CUMBERLAND, SS

November 30, 1970

Personally appeared the above-named Ralph B. Daniels, Jr. and Margaret A. Daniels and acknowledged the above instrument to be their free act and deed.

Before me,

[Signature]
 Justice of the Peace

NOV 30 1970
 REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
 Received at 12 H 4 P.M. and recorded in
 BOOK 3152 PAGE 480 *Margaret L. Helen* Deputy Register

20604

THIS INDENTURE, dated as of the thirtieth day of November, 1970, by and between the PORTLAND RENEWAL AUTHORITY, a corporation, incorporated and existing under and by virtue of the Private and Special Laws of the State of Maine, 1951, Chapter 217 and amendments thereto, having a place of business in the City of Portland, County of Cumberland and State of Maine, (hereinafter sometimes called the "Seller") and Ralph B. Daniels, Jr. and Margaret A. Daniels of Portland, County of Cumberland and State of Maine, (hereinafter sometimes called the "Purchaser");

WITNESSETH, THAT:

WHEREAS the Seller is the owner of the below described parcel of land and is desirous of conveying the same to the Purchaser; and

WHEREAS the Seller has been duly authorized by virtue of an Order by the City Council for the City of Portland which approved and authorized the execution and delivery of an Indenture Deed with Quit-Claim Covenants duly passed on September 21, 1970, and which Order became effective on October 1, 1970, and by virtue of a resolution of the Board of Commissioners of said Portland Renewal Authority which approved and authorized the execution and delivery of said Indenture Deed adopted on July 23, 1970; and

WHEREAS the Purchaser is desirous of acquiring said parcel of land, subject to the encumbrances set forth herein,

NOW, THEREFORE, in consideration of the premises and of the mutual covenants herein contained and of the sum of Three Hundred Dollars and No Cents (\$300.00) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller does hereby remise, release, bargain, sell and convey and forever quit-claim unto the said Ralph B. Daniels, Jr. and Margaret A. Daniels, as joint tenants and not as tenants in

2007 (508)

5882

Know all Men by these Presents,

That we, FRANCIS J. PEAVEY and RUTH A. PEAVEY, both of Portland, in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by RALPH B. DANIELS and MARGARET A. DANIELS, both of said Portland,

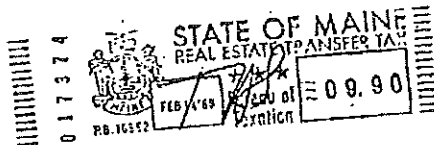
the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said RALPH B. DANIELS and MARGARET A. DANIELS

as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them forever.

A certain lot or parcel of land with the buildings thereon situated on the southwesterly side of Munjoy Street in said Portland and bounded and described as follows:

Beginning in the line of said street, at the northerly corner of Lot Number 8, as shown on a plan recorded in the Cumberland County Registry of Deeds in Book 189, Page 207; thence running southwesterly by Lot Number 3, as shown on said plan, seventy-four (74) feet, more or less, to a point which is within five (5) feet of halfway between said Munjoy Street and Atlantic Street; thence southeasterly parallel with said Atlantic Street thirty-five (35) feet to a stake; thence northeasterly parallel with the first described line seventy-four (74) feet, more or less, to said Munjoy Street; thence northwesterly by said Munjoy Street thirty-five (35) feet to the point of beginning.

Being the same premises conveyed to the Grantors herein by Calista A. Morong by deed dated May 9, 1956 and recorded in said Registry of Deeds in Book 2287, Page 478.



To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

RALPH E. DANIELS and MARGARET A. DANIELS

as joint tenants and not as tenants in common, their heirs and assigns, and to the survivor of them and the heirs and assigns of the survivor of them, to their own use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said FRANCIS J. PEAVEY and RUTH A. PEAVEY, being husband and wife, each and

wife: ~~of the said~~

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this Fourteenth day of February in the year of our Lord one thousand nine hundred and sixty nine.

Signed, Sealed and Delivered

in presence of

Chas Thomas
to both

Francis J. Peavey
Ruth A. Peavey



State of Maine, Cumberland ss. February 14, 19 69

Personally appeared the above named Francis J. Peavey and Ruth A. Peavey

and acknowledged

the foregoing instrument to be their free act and deed.

Before me,

Chas Thomas
NOTARY PUBLIC
Notary Public

FEB 14 1969

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 4 H. 25 R., and recorded in

BOOK 3673 PAGE 583

Register

Brunswick Savings & Loan Association

to
Estes

Disc

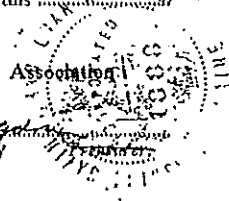
KNOW ALL MEN BY THESE PRESENTS, That Brunswick Savings and Loan Association, the mortgagee named in and the owner of the within mortgage, does hereby acknowledge that it has received full payment and satisfaction of the same, of the debt secured thereby and full performance of all of the conditions therein stated, and in consideration thereof does hereby cancel and discharge said mortgage, and release unto the within named mortgagor, George A. Estes, his heirs and assigns forever, the premises therein described.

IN WITNESS WHEREOF, Brunswick Savings and Loan Association aforesaid has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Emory W. Booker, Clyde T. Congdon, its Secretary its Treasurer, this ~~seventh~~ fourth day of May, A. D. 1956.

Signed and Sealed
in presence of
Emory W. Booker
Clyde T. Congdon

Brunswick Savings & Loan Association

By Clyde T. Congdon
Secretary



STATE OF MAINE

Cumberland, ss

May 7, A. D. 19 56

Then personally appeared the aboved named Clyde T. Congdon and acknowledged the foregoing instrument to be the free act and deed of Brunswick Savings and Loan Association and his free act and deed in his said capacity.

Before me,

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 9 H - MAM, and recorded in MAY 9 1956
BOOK 2287 PAGE 478
Robert W. Conroy Register
Justice of the Peace.
Notary Public.

Endorsed on mortgage recorded in Book 2064, Page 4

(X. 30)

Know all Men by these Presents,

Morong

to
Peavey
&

Q C

That I, CALISTA A. MORONG of Portland in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable considerations, being less than 100.00

paid by RUTH A. PEAVEY and FRANCIS J. PEAVEY, both of South Portland in the County of Cumberland and State of Maine

the receipt whereof I do hereby acknowledge, do hereby renounce, release, bargain, sell and convey, and forever quit-claim unto the said

Ruth A. Peavey and Francis J. Peavey, ~~Notary Public~~ as Joint Tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon situated on the southwesterly side of Munjoy Street, in said Portland, and bounded and described as follows:

Beginning in the line of said street, at the northerly corner of Lot Number 8, as shown on a plan recorded in the Cumberland County Registry of Deeds in Book 189, Page 207; thence running southwesterly by Lot Number 3, as shown on said plan seventy-four (74) feet, more or less, to a point which is within five (5) feet of half way between said Munjoy Street and Atlantic Street; thence southeasterly parallel with said Atlantic Street, thirty-five (35) feet to a stake; thence northeasterly parallel with the first described line, seventy-four (74) feet more or less to said Munjoy Street; thence southwesterly by

Know All Men by these Presents,

That we, WINNIFRED L. PRATT and MAXINE B. BREWER, both of Freeport in the County of Cumberland and State of Maine,

Pratt &

in consideration of One Dollar and other valuable considerations

to

paid by PORTLAND RENEWAL AUTHORITY, a body corporate and politic, duly created and existing by virtue of an act of the Legislature of the State of Maine, Chapter 217 of the Private and Special Laws of 1951, as amended, and by resolution of the City Council of the City of Portland, Maine, enacted February 4, 1952, and having an office at Portland, in the County of Cumberland and State of Maine,

Portland
Renewal
Authority

War

the receipt whereof we do hereby acknowledge, do hereby give, grant,

bargain, sell and convey, unto the said

PORTLAND RENEWAL AUTHORITY,

its Successors ~~Heirs~~ and Assigns forever,

the following described property:

A certain lot or parcel of land with the buildings thereon situated on Munjoy Street, Portland, and more particularly bounded and described as follows:



Beginning at the easterly corner of a lot of land on Munjoy Street sold by Moses Gould to William H. Rice on September 2, 1852; thence southeasterly by Munjoy Street 40 feet to a stake; thence from these two bounds to extend southwesterly adjoining said Rice's land on one side and parallel with it 75 feet to land sold by said Moses Gould to Joseph P. Rugg, and preserving the width of 40 feet.

The Grantors' deed in and to the above described premises having been derived under the estate of Luther H. Brewer who died testate in Cumberland County and whose estate is duly probated under Docket No. 59019.

Also, all right, title and interest, if any, in and to all passageways, lanes, streets or alleys, adjoining, abutting and/or running with the above described premises.

On here and in hold the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said Portland Renewal Authority,

Successors its / ~~Heirs~~ and Assigns, to its and their use and behoof forever.

And we do covenant with the said Grantee, its / ~~Heirs~~ Successors and Assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our Heirs, shall and will Warrant and Defend the same to the said Grantee, its

Successors / ~~Heirs~~ and Assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said Winnifred L. Pratt and Maxine B. Brewer, both being unmarried,

~~add~~ #116/44/V04/4444/

each / joining in this deed as Grantor, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-sixth day of July in the year of our Lord one thousand nine hundred and sixty-three.

Signed, Sealed and Delivered in presence of

~~Address~~ Winnifred L. Pratt
~~Address~~ Maxine B. Brewer

State of Maine, }
Cumberland }ss.

July 26, 1963

Personally appeared the above named.

Winnifred L. Pratt and Maxine B. Brewer and acknowledged the above instrument to be their free act and deed.

Before me,

JUL 26 1963

[Signature]
Justice of the Peace

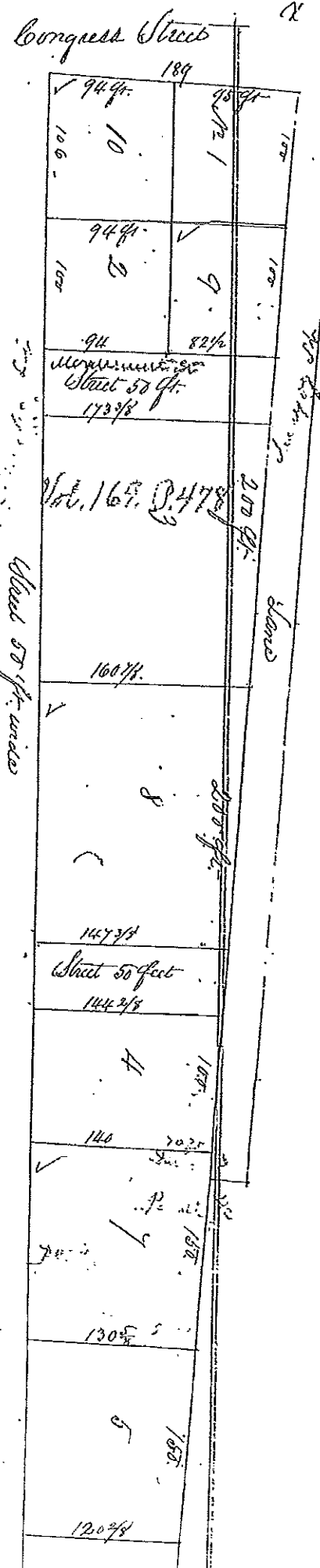
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3 H 50 M P.M. and recorded in
BOOK 2764 PAGE 371 Lawrence P. [Signature] Register

Know all men by these presents, that J. Thomas Warren of Portland County of Cumberland in consideration of five hundred Dollars paid by Moses Gould of said Portland, the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Moses Gould his heirs and assigns forever, all my right title and interest in and to the portions of a certain lot of land situated on Mount Joy, so called as per numbers 6, 7, 8, 9 & 10, of plan annexed, and bounded as follows, viz: beginning on Congress St. at the Northernly corner of lot No. 4, of Plan No. 5, of the division of Real Estate of Robert Boyd, deceased, among his heirs which plan & division is recorded in Cumberland Registry of Deeds; thence running Southeastely twelve hundred and one feet to the Easternly corner of lot No. 4 of Plan No. 5 named above, thence running Southwestely one hundred and fourteen feet to a stake; thence running Northwestely about twelve hundred feet to Congress St. thence by Congress St. one hundred and eighty nine feet Northeastly to first mentioned bounds, together with a street fifty feet wide lying on the Southwestely line of the above premises and to be kept open forever for the accommodation of this and the adjoining lot, also two cross streets running Northeastly from said Street to a lane.

To have and to hold the same, together with all the privileges and appurtenances therunto belonging, to him the said Moses Gould, his heirs and assigns forever. And I do covenant with the said Gould, his heirs and assigns, that I will warrant and forever defend the premises to him the said Gould, his heirs and assigns forever, against the lawful claims and demands of all persons, claiming by, through, or under me.

In Witness whereof I the said Thos. Warren & Lucy wife of said Thos. who hereby relinquishes her right of Power in said premises, have hereunto set our hands and seals this fourth day of March in the year of our Lord one thousand eight hundred and forty five.

J. Thomas Warren (T.S.)



49-51 Waterville

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that We, Drew D. Masterman and Nancy A. Cumming of Portland, County of Cumberland, and the State of Maine, for consideration paid, GRANT to Thomas L. Yale and Debrah P. Yale of Portland, County of Cumberland and State of Maine, whose mailing address is 50 Saint Lawrence Street, Portland, Maine 04101, with **WARRANTY COVENANTS** as **JOINT TENANTS**, the laud with buildings thereon in Portland, County of Cumberland, and the State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the northeasterly side of Waterville Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:


Beginning on the northeasterly side of Waterville Street at the southerly corner of land formerly of Sylvanus Ling; thence running northeasterly by said Ling lot and at right angles with said Waterville Street seventy (70) feet; thence southwesterly parallel with St. Lawrence Street forty-eight (48) feet; thence southwesterly parallel with the first mentioned line and at right angles with said St. Lawrence Street seventy (70) feet to said Waterville Street; thence northwesterly by said Waterville Street forty-eight (48) feet to the point of beginning.

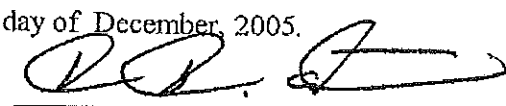
no

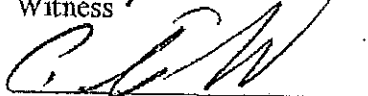
Meaning and intending to convey a portion of the premises conveyed to the Grantors by virtue of a deed from Dorothy R. Cannell, dated June 29, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13947, Page 195.

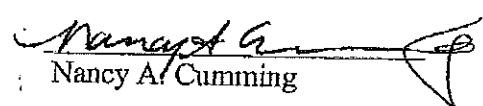
MAINE REAL ESTATE TAX PAID

Witness our hands and seals this 29th day of December, 2005.


Witness


Drew D. Masterman


Witness


Nancy A. Cumming

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

December 29, 2005

Then personally appeared before me the above-named Drew D. Masterman and Nancy A. Cumming and acknowledged the foregoing instrument to be their free act and deed.

Received
Recorded Register of Deeds
Jan 05 2006 10:11:08A
Cumberland County
John B O'Brien

Before me,

Notary Public/ Attorney at Law

G. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008

A05-1154

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that We, Drew D. Masterman and Nancy A. Cumming of Portland, County of Cumberland, and the State of Maine, for consideration paid, GRANT to James A. Hopkinson, Trustee of the Dam House Revocable Trust of Portland, County of Cumberland and State of Maine, whose mailing address is 511 Congress Street, Portland, Maine 04101, with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland, and the State of Maine, described as follows:

A certain lot or parcel of land situated on the easterly sideline of Waterville Street in the City of Portland, bounded and described as follows:

Beginning at a point on the easterly sideline of Waterville Street, said point being forty-three (43) feet northerly measured on the easterly sideline of Waterville Street from the point of intersection formed by said easterly sideline of Waterville Street and the northerly sideline of Hoyt's Lane, so-called; said point also marking the southwesterly corner of the parcel described in the deed recorded in Book 13947, Page 195 of the Cumberland County Registry of Deeds; thence easterly by the southerly sideline of the first parcel sixty (60) feet, more or less, to land now or formerly of Patrick G. Kelley and Mary M. Kelley; thence southerly by the westerly sideline of land of said Kelley forty-three (43) feet to the northerly sideline of a passageway (currently designated as Hoyt's Lane) fifteen (15) feet in width extending from said Waterville Street to St. Lawrence Street; thence westerly by the northerly sideline of said passageway sixty (60) feet, more or less, to the easterly sideline of Waterville Street; thence northerly by said easterly sideline of Waterville Street forty-three (43) feet to the southwesterly corner of the parcel described in the deed recorded in Book 13947, Page 195 of the Cumberland County Registry of Deeds and the point of beginning.

Together with a privilege in common to use said passageway.

Also all right, title and interest, if any, in and to all passageway, lanes, streets or alley adjoining, abutting and/or running with the above described premises.

Subject to all of the restrictions, covenants and agreements contained in the Indenture by which said premises were conveyed to Phillip A. Tame and Mary E. Tame by Portland Renewal Authority dated September 18, 1970 and recorded in said Registry in Book 3143, Page 729.

The foregoing, as all the other covenants contained in the aforesaid Indenture to Phillip A. Tame and Mary E. Tame from Portland Renewal Authority shall be a covenant running with the land and shall be enforceable in the same manner as prescribed in said Indenture for the enforcement of the covenants therein contained.

MAINE REAL ESTATE TAX PAID

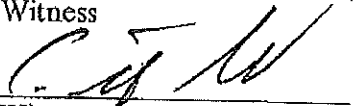
A05-1179

Meaning and intending to convey a portion of the premises conveyed to the Grantors by virtue of a deed from Dorthy R. Cannell, dated June 29, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13947, Page 195.

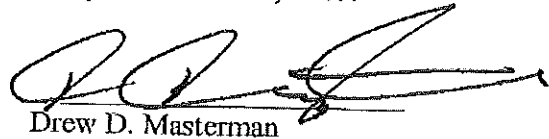
Witness our hands and seals this 29th day of December, 2005.



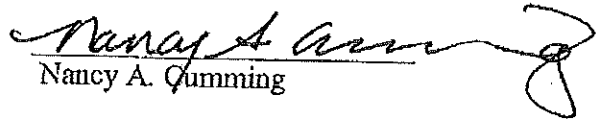
Witness



Witness



Drew D. Masterman



Nancy A. Cumming

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

December 29, 2005

Then personally appeared before me the above-named Drew D. Masterman and Nancy A. Cumming and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/ Attorney at Law

C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008

Received
Recorded Register of Deeds
Jan 05, 2006 10:14:00A
Cumberland County
John B O'Brien

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

042336

Know all Men by these Presents,

2665495898

That Dorothy R. Cannell

of Portland, County of Cumberland, State of ME
being unmarried, for consideration paid, grant to Drew D. Masterman and Nancy A. Cumming

of Portland, County of Cumberland, State of ME
whose mailing address is 180 High Street Portland, ME 04101

with warranty covenants as joint tenants the land in Portland, County of Cumberland
State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the Northeasterly side of Waterville Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said Northeasterly side of Waterville Street at the Southerly corner of land formerly of Sylvanus Ling; thence running Northeasterly by said Ling lot and at right angles with said Waterville Street, seventy (70) feet; thence Southeasterly parallel with St. Lawrence Street, forty-eight (48) feet; thence Southwesterly parallel with the first mentioned line and at right angles with said St. Lawrence Street, seventy (70) feet to said Waterville Street; thence Northwesterly by said Waterville Street, forty-eight (48) feet to the point of beginning.

Being the same premises conveyed to the Grantors herein by Philip A. Tame et al by deed dated September 22, 1970 and recorded in Cumberland County Registry of Deeds in Book 3144, Page 333.

Also another certain lot or parcel of land, situated on the Easterly sideline of Waterville Street adjoining the Southerly sideline of the first parcel hereinabove described in said City of Portland, bounded and described as follows:

Beginning at a point on the Easterly sideline of Waterville Street, said point being forty-three (43) feet Northerly, measured on the Easterly sideline of Waterville Street, from the point of intersection formed by said Easterly sideline of Waterville Street and the Northerly sideline of Hoyt's Lane, so-called; said point also marking the Southwesterly corner of the first parcel hereinabove described; thence Easterly by the Southerly sideline of the first parcel hereinabove described sixty (60) feet, more or less, to land now or formerly of Patrick G. Kelley and Mary M. Kelley; thence Southerly by the Westerly sideline of land of said Kelley forty-three (43) feet to the Northerly sideline of a passageway (currently designated as Hoyt's Lane) fifteen (15) feet in width extending from said Waterville Street to St. Lawrence Street; thence Westerly by the Northerly sideline of said passageway sixty (60) feet, more or less, to the Easterly sideline of Waterville Street; thence Northerly by said Easterly sideline of Waterville Street forty-three (43) feet to the Southwesterly corner of the first parcel hereinabove described and the point of beginning.

Together with a privilege in common to use said passageway.

Also all right, title and interest, if any, in and to all passageway, lanes streets or alleys adjoining, abutting and/or running with the above described premises.

Being the same premises conveyed to the Grantors herein by Phillip A. Tame et al by deed dated November 13, 1970 and recorded in said Registry in

MAINE REAL ESTATE TAX PAID

Granite Title Services

The foregoing, as all the other covenants contained in the aforesaid Indenture to Phillip A. Tame and Mary E. Tame from Portland Renewal Authority, shall be a covenant running with the land and shall be enforceable in the same manner as prescribed in said Indenture for the enforcement of the covenants therein contained.

Meaning and intending to describe and convey the same premises conveyed to Dorothy R. Cannell, by Warranty Deed of Louis J. Alexander and Barbara A. Alexander, Dated September 30, 1971, and recorded at Book 3193, Page(s) 846, Cumberland County Registry of Deeds.

And

husband/wife of said grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness his hand and seal this 29th day of the month of

June, 19 98

Signed, Sealed and Delivered in presence of

RECEIVED
RECORDED IN REGISTRY OF DEEDS

1998 JUL -1 PH 1:38

CUMBERLAND COUNTY

John B O'Brien

X Dorothy R. Cannell

Dorothy R. Cannell

State of Maine, County of

ss

, 19

Then personally appeared the above named

Cumberland

June 29 98

Dorothy R. Cannell

and acknowledged the foregoing instrument to be

HER free act and deed.

~~his~~

Before me,

Know all Men by these Presents,

That WE, PHILLIP A. TAME and MARY E. TAME, both of Portland, in Cumberland County and State of Maine

in consideration of one dollar and other valuable considerations

paid by LOUIS J. ALEXANDER and BARBARA A. ALEXANDER, both of said Portland

the receipt whereof we do hereby acknowledge, do hereby release, release, bargain, sell and convey and forever quit-claim unto the said

LOUIS J. ALEXANDER and BARBARA A. ALEXANDER as joint tenants and not as tenants in common, their

heirs and assigns forever,

a certain lot or parcel of land situated on the easterly sideline of Waterville Street adjoining the southerly sideline of land now or formerly of the grantors herein in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of Waterville Street, said point being forty-three (43) feet northerly, measured on said easterly sideline of Waterville Street, from the point of intersection formed by said easterly sideline of Waterville Street and the northerly sideline of Hoyt's Lane, so-called; said point also marking the southwesterly corner of land now or formerly of the grantors herein; thence easterly by the southerly sideline of land of said grantors sixty (60) feet more or less now or formerly of Patrick G. Kelley and Mary M. Kelley; thence southerly by the westerly sideline of land of said Patrick G. Kelley et als forty-three (43) feet to the northerly sideline of a passageway (currently designated as Hoyt's Lane) fifteen (15) feet in width extending from said Waterville Street to St. Lawrence Street; thence westerly by the northerly sideline of said passageway sixty (60) feet more or less to the easterly sideline of Waterville Street; thence northerly by said easterly sideline of Waterville Street forty-three (43) feet to the southwesterly corner of land of the said grantors and the point of beginning. Together with a privilege in common to use said passageway.

Also all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with the above described premises.

Reference is hereby made to an Indenture by and between the PORTLAND RENEWAL AUTHORITY and the grantors herein, dated September 18, 1970, and recorded in the Cumberland County Registry of Deeds in Book 3143, page 729.

Know all Men by these Presents,

That WE, PHILLIP A. TAME and MARY E. TAME, both of Portland, in Cumberland County and State of Maine

in consideration of one dollar and other valuable considerations

paid by LOUIS J. ALEXANDER and BARBARA A. ALEXANDER, both of said Portland

the receipt whereof we do hereby acknowledge, do hereby rentar,

release, bargain, sell and convey and forever quit-claim unto the said

LOUIS J. ALEXANDER and BARBARA A. ALEXANDER as joint tenants and not as tenants in common, their

heirs and assigns forever,

a certain lot or parcel of land situated on the easterly sideline of Waterville Street adjoining the southerly sideline of land now or formerly of the grantors herein in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of Waterville Street, said point being forty-three (43) feet northerly, measured on said easterly sideline of Waterville Street, from the point of intersection formed by said easterly sideline of Waterville Street and the northerly sideline of Hoyt's Lane, so-called; said point also marking the southwesterly corner of land now or formerly of the grantors herein; thence easterly by the southerly sideline of land of said grantors sixty (60) feet more or less now or formerly of Patrick G. Kelley and Mary M. Kelley; thence southerly by the westerly sideline of land of said Patrick G. Kelley et als forty-three (43) feet to the northerly sideline of a passageway (currently designated as Hoyt's Lane) fifteen (15) feet in width extending from said Waterville Street to St. Lawrence Street; thence westerly by the northerly sideline of said passageway sixty (60) feet more or less to the easterly sideline of Waterville Street; thence northerly by said easterly sideline of Waterville Street forty-three (43) feet to the southwesterly corner of land of the said grantors and the point of beginning. Together with a privilege in common to use said passageway.

Also all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with the above described premises.

Reference is hereby made to an Indenture by and between the PORTLAND RENEWAL AUTHORITY and the grantors herein, dated September 18, 1970, and recorded in the Cumberland County Registry of Deeds in Book 3143, page 729.

307

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to them the said Louis J. Alexander and Barbara A. Alexander as joint tenants and not as tenants in common, their heirs and assigns forever.

And we do covenant with the said grantees, their heirs and assigns, that we will warrant and forever defend the premises to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, the said Phillip A. Tame and Mary E. Tame, being husband and wife

~~XXXX~~ ~~XXXX~~ ~~XXXXXXXXXX~~

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this thirteenth day of November in the year of our Lord one thousand nine hundred and seventy.

Signed, Sealed and Delivered, in presence of

Randy W. Robinson
(for both)

PR T *Phillip A. Tame*
M E T *Mary E. Tame*



State of Missouri, } ss. November 13, 1970

Cumberland Personally appeared the above named Phillip A. Tame and acknowledged the above instru-

19375
Know All Men by these Presents,

That We, Philip A. Tame and Mary E. Tame, of Portland, in the County of Cumberland and State of Maine

in consideration of One Dollar and other valuable considerations,

paid by Louis J. Alexander and Barbara A. Alexander, also of said Portland,

the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Louis J. and Barbara A. Alexander as joint tenants and not as tenants in common,

Their Heirs and Assigns forever,

the following described property:

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Waterville Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said northeasterly side of Waterville Street at the southerly corner of land formerly of Sylvanus Ling; thence running northeasterly by said Ling lot and at right angles with said Waterville Street, seventy (70) feet; thence southeasterly parallel with St. Lawrence Street, forty-eight (48) feet; thence southwesterly parallel with the first mentioned line and at right angles with said St. Lawrence Street, seventy (70) feet to said Waterville Street; thence northwesterly by said Waterville Street, forty-eight (48) feet to the point of beginning.

Being the same premises conveyed to the Grantors herein to Vincent N. and Muriel I. Stanhope, recorded in Book 3071, Page 496, in the Cumberland County Registry of Deeds.

This conveyance is made subject to a mortgage given by the Grantors herein to the Maine Savings Bank dated January 6, 1969 and recorded in said Registry of Deeds in Book 2071, Page 524, which said mortgage the Grantees herein assume and agree to pay.

On have and to hold the aforegranted and bargained premises,

with all privileges and appurtenances thereof to the said Louis J. and Barbara A. Alexander, Their

Heirs and Assigns, to and their use and behoof forever.

And We do **covenant** with the said Grantees, Their Heirs and Assigns, that We lawfully seized in fee of the premises; that they are free of all incumbrances; except as the aforesaid.

that We have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that We and ^{our} ~~the~~ Heirs, shall and will Warrant and Defend the same to the said Grantees, Their

Heirs and Assigns forever, against the lawful claims and demands of all persons, except as the aforesaid.

In Witness Whereof, We the said Philip A. and Mary E. Tame, as joint tenants and not as tenants in common

and wife of the said

joining in this deed as Grantors, and relinquishing and conveying Our rights by descent and all other rights in the above described premises, have hereunto set Our hands and seal this 22nd day of Sept, in the year of our Lord one thousand nine hundred and seventy

Signed, Sealed and Delivered in presence of

Joseph Maitland
Butt

Phillip A. Tame
Mary E. Tame

State of Maine, }
Cumberland } ss.

Sept, 22 1970

307

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to them the said Louis J. Alexander and Barbara A. Alexander as joint tenants and not as tenants in common, their heirs and assigns forever.

And we do covenant with the said grantees, their heirs and assigns, that we will warrant and forever defend the premises to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, the said Phillip A. Tame and Mary E. Tame, being husband and wife

XXXX

XXXX

XXXXXXXXXXXX

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this thirteenth day of November in the year of our Lord one thousand nine hundred and seventy.

Signed, Sealed and Delivered.

in presence of

Randy M. Robinson
(for each)

PA T → *Phillip A. Tame*
ME T → *Mary E. Tame*



State of Maine,
Cumberland

} ss.

November 13, 1970

Personally appeared the above named

Phillip A. Tame
and acknowledged the above instru-

Know all Men by these Presents, That

We, VINCENT N. STANHOPE and MURIEL I. STANHOPE, of Portland, in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable considerations paid by PHILLIP A. TAME and MARY E. TAME of said Portland

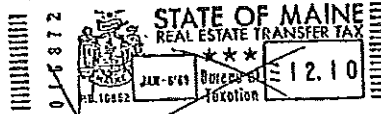
the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Phillip A. Tame and Mary E. Tame, as joint tenants and not as tenants in common, their heirs and assigns forever.

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Waterville Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on said northeasterly side of Waterville Street at the southerly corner of land formerly of Sylvanus Ling; thence running northeasterly by said Ling lot and at right angles with said Waterville Street, seventy (70) feet; thence southeasterly parallel with St. Lawrence Street, forty-eight (48) feet; thence southwesterly parallel with the first mentioned line and at right angles with said St. Lawrence Street, seventy (70) feet to said Waterville Street; thence northwesterly by said Waterville Street, forty-eight (48) feet to the point of beginning.

Being the same premises conveyed to us by Albertina MacPherson, et als, by deed dated October 6, 1952 and recorded in Cumberland County Registry of Deeds in Book 2103, Page 341.

All rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.



To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Phillip A. Tame and Mary E. Tame, as joint tenants and not as tenants in common, their

heirs and assigns, and their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances, that we have good right to sell and convey the same to the said Grantee s to hold as aforesaid; and that we and our heirs and assigns shall and will warrant and defend the same to the said Grantee s, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said VINCENT N. STANHOPE and MURIEL I. STANHOPE, being husband and wife,

joining in this deed as Grantors, and relinquishing and conveying our/ respective rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this sixth day of January in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

[Signatures of Vincent N. Stanhope and Muriel I. Stanhope]

[Signatures of Vincent N. Stanhope and Muriel I. Stanhope]

State of Maine, Cumberland, ss.

January 6, 1969.

Personally appeared the above named Vincent N. Stanhope and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Notary Signature]

NOTARY PUBLIC, JUSTICE OF THE PEACE.

STATE OF MAINE, CUMBERLAND COUNTY, SS.

REGISTRY OF DEEDS

Received JAN 6 1969 at 1 o'clock 57 m. P. M., and recorded in BOOK 3071 PAGE 496 Attest: [Signature] Register.

Know all Men by these Presents, That

We, Albertina T. MacPherson, of Portland, in the County of Cumberland and State of Maine, Florence E. Rideout, of Augusta, in the County of Kennebec, and State of Maine, Georgia V. Wallace, of Falmouth, in the County of Cumberland and State of Maine, and Donald E. Bibber of Portland, in the County of Cumberland and State of Maine
 in consideration of One Dollar and other valuable considerations paid by Vincent N. Stanhope and Muriel I. Stanhope, of Portland, in the County of Cumberland and State of Maine
 do hereby acknowledge, do hereby, give, grant, bargain, sell and convey unto the said Vincent N. Stanhope and Muriel I. Stanhope, as joint tenants, and not as tenants in common, to them and their assigns, and to the survivor, and the heirs and assigns of the survivor forever the following described property:

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Waterville Street, in said City of Portland, and bounded and described as follows: Beginning on said northeasterly side of Waterville Street at the southerly corner of land formerly of Sylvanus Ling; thence running northeasterly by said Ling lot and at right angles with said Waterville Street seventy (70) feet; thence southeasterly parallel with St. Lawrence Street forty-eight (48) feet; thence southwesterly parallel with the first mentioned line and at right angles with said St. Lawrence Street seventy (70) feet to said Waterville Street; thence northwesterly by said Waterville Street forty-eight (48) feet to the point of beginning.

Being the same premises conveyed to Alvin H. Bibber by Jeremiah E. Connolly by deed dated April 22, 1921 and recorded in Cumberland County Registry of Deeds, Book 1074, Page 177.

Reference is made to the will of said Alvin H. Bibber conveying said premises to our mother, Gertrude H. Bibber. Our title is derived under the will of said Gertrude H. Bibber, abstract of which is recorded in Cumberland County Registry of Deeds, Book 1890, Page 368.

On Here and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Vincent N. Stanhope and Muriel I. Stanhope, as joint tenants, and not as tenants in common, to them and their assigns, and to the survivor and the heirs and assigns of the survivor forever. U.S.I.R. \$6.60 A.F.M. 10/6/52

~~their use and behoof forever~~ And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Albertina T. MacPherson, Florence E. Rideout, Georgia V. Wallace and Donald E. Bibber, the said Albertina MacPherson being a widow, and I, Raymond M. Rideout, husband of the said Florence E. Rideout, and I, Edward J. Wallace, husband of the said Georgia V. Wallace, and I, Jessie Bibber, wife of the said Donald E. Bibber, joining in this deed as Grantors, and relinquishing and conveying our rights, by descent and all other rights in the above described premises, have hereunto set our hands and seals this ~~and seal~~ ^{sixth} day of ~~the~~ ^{October} in the year of our Lord one thousand nine hundred and ~~and~~ ^{fifty-two}.

Signed, Sealed and Delivered in presence of
 D. W. Philbrick

Albertina T. Macpherson Seal
 Florence E. Rideout Seal
 Raymond M. Rideout Seal
 Georgia V. Wallace Seal
 Edward J. Wallace Seal

Know all Men by these Presents, That

I, Edward B. Perry of Falmouth, County of Cumberland and State of Maine

in consideration of one dollar and other valuable considerations (in all less than one hundred dollars) paid by George A. Fernald and Ethel Fernald, both of Portland, County of Cumberland and State of Maine, the receipt whereof I do hereby acknowledge, do hereby, give, grant, bargain, sell and convey unto the said

George A. Fernald and Ethel Fernald, as joint tenants and not as tenants in common, and their assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, a certain lot or parcel of land with the buildings thereon situated on the easterly side of Waterville Street, in said Portland and bounded and described as follows: Beginning on the easterly side of Waterville Street at the southerly corner of land conveyed by William Hoyt to George Pearson; thence running southeastwardly by said street forty-three (43) feet to a passageway fifteen (15) feet in width extending from said Waterville Street to St. Lawrence Street; thence northeastwardly by said passageway sixty (60) feet, more or less, to land formerly owned by Daniel Randall; thence northwestwardly by said Randall land forty-three (43) feet to land now or formerly owned by one Fairbanks; thence southwestwardly by said Fairbanks land sixty (60) feet, more or less, to the point of beginning; together with a privilege in common to use said passageway. Said lot is numbered 49 on said Waterville Street.

Being the same premises conveyed to me by George A. Fernald et als by warranty deed dated December 2, 1948 and to be recorded in Cumberland County Registry of Deeds herewith.

On Here and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said George A. Fernald and Ethel Fernald as joint tenants and not as tenants in common, and their assigns and the survivor of them, and the heirs and assigns of the survivor, to

said Grantees, as aforesaid, their heirs and assigns, to their use and behoof forever. And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantees their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Edward B. Perry and Avis W. Perry, wife of the said Edward B. Perry, joining in this deed as Grantor and relinquishing and conveying her right by descent and all other rights in the above described premises

our hands and seals this second day of December have hereunto set one thousand nine hundred and forty-eight. in the year of our Lord

Signed, Sealed and Delivered in presence of

Martha E. Downs

Edward B. Perry

Seal

1970

THIS INDENTURE, dated as of the eighteenth day of September, 1970, by and between the PORTLAND RENEWAL AUTHORITY, a corporation, incorporated and existing under and by virtue of the Private and Special Laws of the State of Maine, 1951, Chapter 217 and amendments thereto, having a place of business in the City of Portland, County of Cumberland and State of Maine, (hereinafter sometimes called the "Seller") and Phillip A. Tame and Mary E. Tame of Portland, County of Cumberland and State of Maine, (hereinafter sometimes called the "Purchaser"):

WITNESSETH, THAT:

WHEREAS the Seller is the owner of the below described parcel of land and is desirous of conveying the same to the Purchaser; and

WHEREAS the Seller has been duly authorized by virtue of an Order by the City Council for the City of Portland which approved and authorized the execution and delivery of an Indenture Deed with Quit-Claim Covenants duly passed on July 6, 1970, and which Order became effective on July 16, 1970, and by virtue of a resolution of the Board of Commissioners of said Portland Renewal Authority which approved and authorized the execution and delivery of said Indenture Deed adopted on June 25, 1970; and

WHEREAS the Purchaser is desirous of acquiring said parcel of land, subject to the encumbrances set forth herein,

NOW, THEREFORE, in consideration of the premises and of the mutual covenants herein contained and of the sum of Two Hundred Fifty Dollars and No Cents (\$250.00), paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Phillip A. Tame and Mary E. Tame,

730.

assigns forever, the following described parcel of land:

A certain lot or parcel of land situated on the easterly sideline of Waterville Street adjoining the southerly sideline of land now or formerly of Phillip A. Tame and Mary E. Tame in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a point on the easterly sideline of Waterville Street, said point being forty-three (43) feet northerly, measured on said easterly sideline of Waterville Street, from the point of intersection formed by said easterly sideline of Waterville Street and the northerly sideline of Hoyt's Lane, so-called; said point also marking the southwesterly corner of land now or formerly of Phillip A. Tame and Mary E. Tame; thence easterly by the southerly sideline of land of said Phillip A. Tame et als sixty (60) feet more or less to land now or formerly of Patrick G. Kelley and Mary M. Kelley; thence southerly by the westerly sideline of land of said Patrick G. Kelley et als forty-three (43) feet to the northerly sideline of a passageway (currently designated as Hoyt's Lane) fifteen (15) feet in width extending from said Waterville Street to St. Lawrence Street; thence westerly by the northerly sideline of said passageway sixty (60) feet more or less to the easterly sideline of Waterville Street; thence northerly by said easterly sideline of Waterville Street forty-three (43) feet to the southwesterly corner of land of said Phillip A. Tame et als and the point of beginning. Together with a privilege in common to use said passageway.

Also all right, title and interest, if any, in and to all passageways, lanes, streets or alleys adjoining, abutting and/or running with the above described premises.

Meaning and intending to convey and hereby conveying the lot of land conveyed to this Authority by George A. Fernald and Ethel Fernald by warranty deed dated June 11, 1963, and recorded in Cumberland County Registry of Deeds in Book 2754, Page 147.

The above described premises are conveyed subject to the following restrictions, covenants and agreements:

1. The Purchaser, their heirs and assigns, shall promptly begin and diligently complete the redevelopment of the above described parcel of land in accordance with sec. 5 of the Contract for Sale of Land for Private Redevelopment entered into by and between the parties hereto under date of July 6, 1970.
2. The Purchaser, their heirs and assigns; shall devote the above described premises to the uses specified in the Munjoy South Urban Renewal Plan dated May 25, 1961, adopted by the City Council for the City of Portland on June 17, 1961, and duly recorded in the office of the City Clerk for said City of Portland

Now
VACANT

in Volume 82, pages 74 through 79, and Volume 82, page 98, as amended to date, and shall comply with the zoning ordinance for the City of Portland, in effect on December 18, 1961, a copy of which ordinance is on file in said office of the City Clerk.

3. The Purchaser, their heirs and assigns, shall not discriminate on the basis of race, color, sex, religion or national origin in the sale, lease or rental, or in the use or occupancy of the demised property or any improvements erected or to be erected thereon, or any part thereof.

4. The Purchaser, their heirs and assigns, shall not convey said premises to any person, firm or corporation, other than a public body, unless the deed by which such conveyance is effected shall contain the following covenant and restriction:

"This conveyance is subject to all of the restrictions, covenants and agreements contained in the Indenture by which said premises were conveyed to Phillip A. Tame and Mary E. Tame by Portland Renewal Authority.

The foregoing, as all the other covenants contained in the aforesaid Indenture to Phillip A. Tame and Mary E. Tame from Portland Renewal Authority, shall be a covenant running with the land and shall be enforceable in the same manner as prescribed in said Indenture for the enforcement of the covenants therein contained."

5. The covenants in Paragraphs numbered 1, 2, 3, and 4 above shall be covenants running with the land, shall be contained in any instruments from the Purchaser or from their heirs and assigns to any future Grantee or to their heirs and assigns covering the premises or any portion thereof or interest therein. All such covenants shall be enforceable by Portland Renewal Authority and its successors and assigns; and all covenants relating to discrimination shall be covenants running with the land and shall be enforceable by the United States of America as well as the Portland Renewal Authority and its successors and assigns.

6. Said premises are also conveyed subject to all the terms and provisions of the said Contract for Sale of Land for

Private Redevelopment entered into by and between the parties hereto under date of July 6, 1970; said Contract being filed in the office of the City Clerk located at the City Hall in Portland, Maine, in Volume 86, Page 337; said Contract being incorporated into and made a part of this instrument, and without limiting or detracting from the generality of the foregoing, particular note is made of the provisions relating to the reversioning of title in the Seller upon the happening of events subsequent to conveyance to Purchaser and waiver of future amendments to the Munjoy South Project Urban Renewal Plan as recited in Sec. 15 and 18 of said Contract.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said Phillip A. Tame and Mary E. Tame, their heirs and assigns, to their use and behoof forever and the Seller does covenant with the said Purchaser, their heirs and assigns, that it will warrant and forever defend the premises to the said Purchaser, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the said Portland Renewal Authority, its successors and assigns, except as aforesaid.

IN WITNESS WHEREOF, PORTLAND RENEWAL AUTHORITY has caused this Indenture to be executed and its corporate seal to be hereunto affixed by Charles W. Redman, Jr., its Chairman, and attested by Thomas F. Valteau, its Secretary, both hereunto duly authorized, and Phillip A. Tame and Mary E. Tame, being husband and wife, have hereunto set their hands and soals, all as of the

day and year first above written.

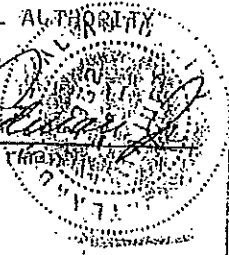


ATTEST:

[Signature]
its Secretar,

PORTLAND RENEWAL AUTHORITY

Charles W. Redman, Jr.
its Chairman



ATTEST:

William S. [Signature]

Phillip A. Tame
Purchaser

[Signature]

Mary E. Tame
Purchaser

STATE OF MAINE
CUMBERLAND, SS

On this 18th day of September, 1970, personally appeared Charles W. Redman, Jr., to me personally known, who, being by me duly sworn, did say that he is the Chairman of the Portland Renewal Authority; that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by the authority of its commission; and that said Charles W. Redman, Jr. acknowledged said instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Signature]
Justice of the Peace

STATE OF MAINE
CUMBERLAND, SS

September 18, 1970

Personally appeared the above-named ~~PHILLIP A. TAME~~ Mary E. Tame and acknowledged the above instrument to be ~~her~~ her free act and deed.

Before me,

[Signature]

SEP 18 1970

Know All Men by these Presents,

That we, George A. Fernald and Ethell Fernald, both of Portland County of Cumberland and State of Maine

Fernald &

to

Portland Renewal Authority

War

in consideration of One Dollar and other valuable considerations,

paid by PORTLAND RENEWAL AUTHORITY, a body corporate and politic, duly created and existing by virtue of an act of the Legislature of the State of Maine, Chapter 217 of the Private and Special Laws of 1951, as amended, and by resolution of the City Council of the City of Portland, Maine, enacted February 4, 1952, and having an office at Portland, in the County of Cumberland and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

PORTLAND RENEWAL AUTHORITY

its Successors ~~Heirs~~ and Assigns forever,

the following described property:



A certain lot or parcel of land with the buildings thereon, situated on the easterly side of Waterville Street, in said Portland, bounded and described as follows:

Beginning on the easterly side of Waterville Street at the southerly corner of land conveyed by William Hoyt to George Pearson; Thence running southeastwardly by said street forty-three (43) feet to a passageway fifteen (15) feet in width extending from said Waterville Street to St. Lawrence Street; Thence northeastwardly by said passageway sixty (60) feet, more or less, to land formerly owned by Daniel Randall; Thence northwestwardly by said Randall land forty-three (43) feet to land now or formerly owned by one Fairbanks; Thence southwestwardly by said Fairbanks' land sixty (60) feet, more or less, to the point of beginning. Together with a privilege in common to use said passageway. Said lot numbered 49 on said Waterville Street.

Meaning and intending to convey and hereby conveying the same premises conveyed to George A. Fernald, et als, by Edward B. Perry, by deed dated December 2, 1948, and recorded in the Cumberland County Registry of Deeds in Book 1938, Page 188.

Also, all right, title and interest, if any, in and to all passageways, lanes, streets, or alleys, adjoining, abutting and/or running with the above described premises.

148

On have and to hold. the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said

PORTLAND RENEWAL AUTHORITY

Successors its Heirs and Assigns, to its and their use, and behoof forever.

And we do covenant with the said Grantee, its Successors and Assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our Heirs, shall and will Warrant and Defend the same to the said Grantee, its

Successors Heirs and Assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said George A. Fernald and Ethell Fernald being husband and wife,

hhd/

v/vd/hd/hhd/hhd

each / joining in this deed as Grantor, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this eleventh day of June in the year of our Lord one thousand nine hundred and sixty-three

Signed, Sealed and Delivered in presence of

[Signatures of witnesses]

George A. Fernald Ethell Fernald

State of Maine, Cumberland } ss.

June 11, 19 63

Personally appeared the above named George A. Fernald

and acknowledged the above instrument to be his free act and deed.

JUN 11 1963

Before me,

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 3 H 11 M. M., and recorded in

Justice of the Peace

BOOK 2754 PAGE 147

Edward P. Nelson Register