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1971 (90)

# Know all Men by these Presents,

That HARPER HOTELS OF VERMONT, INC. ~~Company~~

a corporation organized and existing under the laws of the State of Vermont and having a usual ~~and located at~~ place of business at Portland in the County of Cumberland and State of Maine

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration

paid by CITY OF PORTLAND, a body politic and corporate located in said County of Cumberland,

the receipt whereof it does hereby acknowledge, does hereby give,

grant, bargain, sell and convey, unto the said CITY OF PORTLAND, its successors

~~heirs~~ and assigns forever,

a certain lot or parcel of land in said Portland bounded and described as follows:

Beginning at a point in the southerly side line of Spring Street as it existed prior to the altering and widening of said Spring Street by the Municipal Officers on May 17, 1971, said point being 156.36 feet, more or less, from the intersection of the easterly side line of High and the Southerly side line of Spring Street (as described above) and also being a point opposite the center of a brick division wall between property formerly of Marian C. Grant and property now or formerly of the Portland Society of Art; thence southerly along the westerly line of said Grant property through the center of said division wall and on a line drawn in continuation thereof a distance of 44.5 feet; thence easterly on a line parallel to and holding a distance of 44.5 feet from said southerly side line of Spring Street a distance of 270 feet, more or less, to a point in the westerly side line of Oak Street, said point being 44.5 feet, more or less, southerly from the intersection of the said side line of Spring Street and the westerly side line of Oak Street; thence northerly along said line of said Oak Street 44.5 feet, more or less, to said intersection; thence westerly by said line of Spring Street 270 feet, more or less, to the point of beginning.

Also the right to enter, clear, grub and/or construct and maintain slopes of and for any widened street or way constructed on the above described premises as long as they are necessary for such purposes on land outside of and adjoining the southerly boundary of the above described premises and also the right, for the duration of the period of construction, as determined by the date of completion of work according to the records of the Department of Public Works of the City of Portland, to enter upon land outside of and adjoining the southerly boundary of the above described premises for all purposes necessary to grade the said adjoining land (to include any necessary excavating, placing of fill material, loaming, seeding, and other necessary incidental work) to conform to the adjacent street or way construction, all as shown on the Plans of the "Spring-Middle Arterial", Contract No. 2, dated April 9, 1971, prepared by Fay, Spofford & Thorndike, Inc., Engineers, Boston, Massachusetts, (Sta. 18+46 to Sta. 24+61), copies of which are on file in the office of the Director of Public Works of the City of Portland, City Hall, Portland, Maine.

Being portions of the properties conveyed to Harper Hotels of Vermont, Inc. by deeds of Howard B. Whipple, et al dated February 17, 1971 and recorded in Cumberland County Registry of Deeds in Book 3160, Page 228; Porter D. Leighton dated February 17, 1971 and recorded in said Registry of Deeds in Book 3160, Page 230; Donald C. Bailey dated February 23, 1971 and recorded in said Registry of Deeds

in Book 3160, Page 740; The Woman's Literary Union dated April 21, 1971 and recorded in said Registry of Deeds in Book 3166, Page 865 and Marian C. Grant dated May 17, 1971 and recorded in said Registry of Deeds in Book 3170, Page 287.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said CITY OF PORTLAND, its successors

heirs and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the successors said Grantee, its heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, 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, the said HARPER HOTELS OF VERMONT, INC.

Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Henry M. Harper, Jr., its President, ~~its Treasurer~~ thereunto duly authorized, this twenty-eighth day of May in the year one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of

James D. Hilkey

HARPER HOTELS OF VERMONT, INC. ~~Company~~

By Henry M. Harper, Jr.  
Its President



State of Maine

County of Cumberland ss.

May 28, 1971

Then personally appeared the above named Henry M. Harper, Jr., President ~~Treasurer~~ of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act