

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100240

Please Read Application And Notes, If Any, Attached

This is to certify that Pulpit Rock Properties, LLC/Christensen Webber
has permission to Sill replacement on back exterior
AT 53 BRACKETT ST CBL 044 E027001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name



[Handwritten Signature]
3.19.10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0240	Issue Date:	CBL: 044 E027001
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Location of Construction: 53 BRACKETT ST	Owner Name: Pulpit Rock Properties, LLC	Owner Address: 604 Chandlers Wharf	Phone:
Business Name:	Contractor Name: Christensen Webber	Contractor Address: 105 Fowler Road Cape Elizabeth	Phone: 2076716670
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family	Proposed Use: Single Family - Sill replacement on back exterior	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRG 2003</i>	

Proposed Project Description: Sill replacement on back exterior	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action. <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature	Date:	

Permit Taken By: Idobson	Date Applied For: 03/12/2010	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Migor <input type="checkbox"/> MM <input type="checkbox"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>ok with conditions</i> <i>3/12/10</i>	Date:	Date: <i>9</i>



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703. Fax: (207) 874-8716

Permit No: 10-0240	Date Applied For: 03/12/2010	CBL: 044 E027001
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Location of Construction: 53 BRACKETT ST	Owner Name: Pulpit Rock Properties, LLC	Owner Address: 604 Chandlers Wharf	Phone:
Business Name:	Contractor Name: Christensen Webber	Contractor Address: 105 Fowler Road Cape Elizabeth	Phone (207) 671-6670
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family - Sill replacement on back exterior	Proposed Project Description: Sill replacement on back exterior
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/12/2010

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 03/19/2010

Note: Ok to Issue:



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date





General Building Permit Application

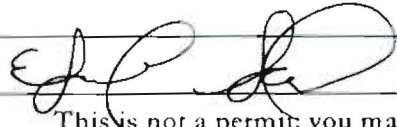
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>53 Brackett St Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>1482</u>	Square Footage of Lot <u>1416</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>44-E-27</u>	Applicant must be owner, Lessee or Buyer Name <u>Relpit Rock Properties, LLC</u> Address <u>604 Charles Wharf</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207 653 0770</u>
Lessee/DBA (if Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost of Work: <u>\$1000</u> C of O Fee: \$ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Single Family</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Sill Replacement on Back exterior</u>		
Contractor's name: <u>Christian Webber</u> Address: <u>105 Ford Rd</u> City, State & Zip: <u>Cape Elizabeth ME 04107</u> Telephone: <u>671 6670</u> Who should we contact when the permit is ready: <u>MAH DiBiosa</u> Telephone: <u>653 0376</u> Mailing address: <u>25B Nevens St Portland ME 04107</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-5103.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the City Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: 

Date: 3/12/10

This is not a permit; you may not commence ANY work until the permit is issued

RECEIVED

MAR 12 2010

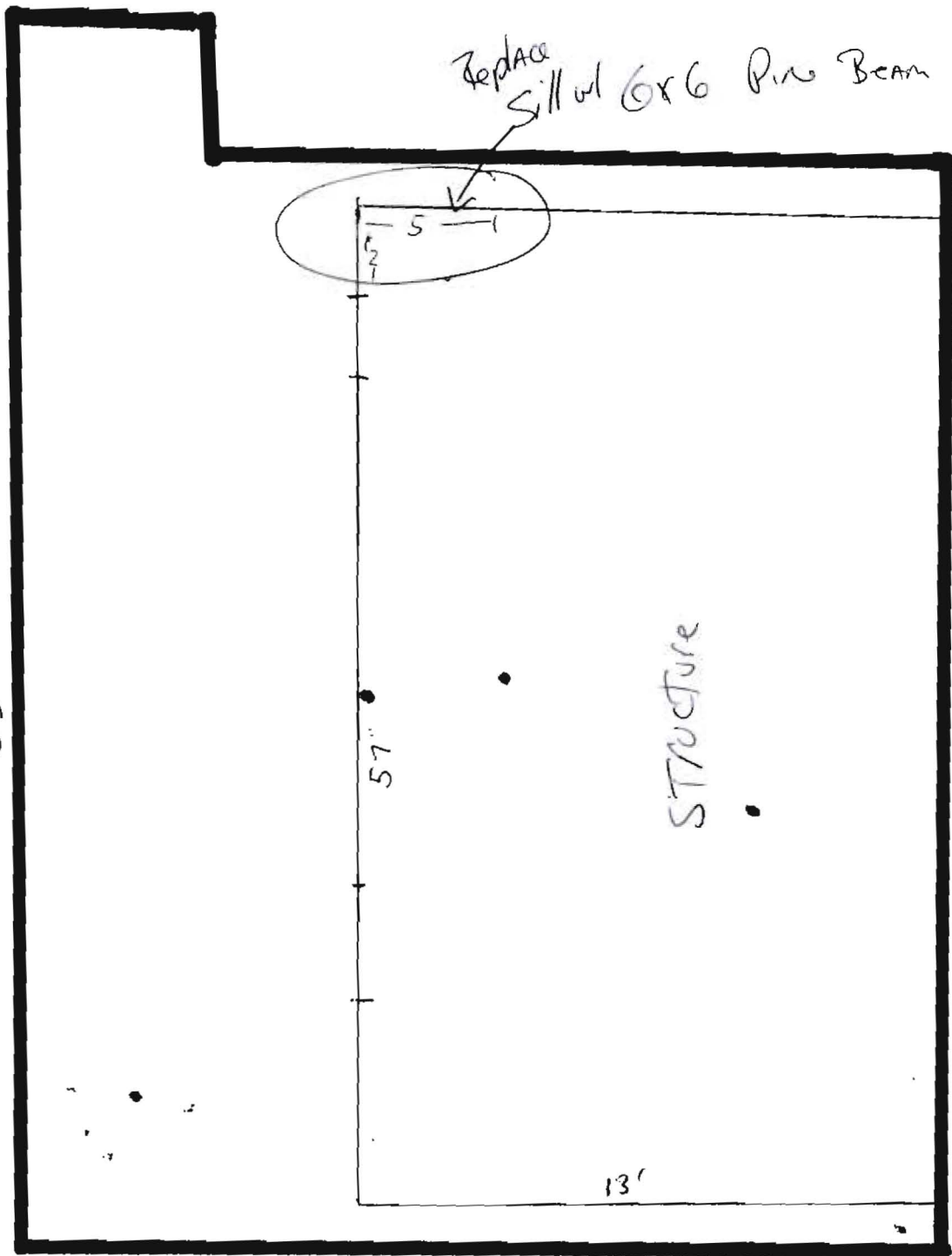
Dept. of Building Inspections
City of Portland Maine

53 Brackett St

6.33

Replace
Sill w/ 6x6 Pine Beam

63.85



28

Brackett St.

After Recording Return to:

Mail Tax Statements To:
Pulpit Rock Properties LLC

Property Address:
53 Brackett Street
Portland, ME 04102

Property Tax ID#: Map 44 Block E Lot 27

SPECIAL WARRANTY DEED

MADE this 19 day of FEBRUARY, 2010.

FEDERAL HOME LOAN MORTGAGE CORPORATION, with a business address of 5000 Plano Parkway, Carrollton, Texas 75010, hereinafter referred to as **Grantor**, for consideration paid in the amount of _____

and ___/100 Dollars (\$ _____), does hereby give, grant, bargain, sell and convey to, PULPIT ROCK PROPERTIES, LLC, a limited liability company organized in the state of _____, with a business address of _____

_____ hereinafter referred to as **Grantees** with SPECIAL WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in the City of Portland, Cumberland County, Maine, being more particularly described as follows:

A CERTAIN LOT OR PARCEL OF LAND, WITH ANY IMPROVEMENTS THEREON, SITUATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, ON THE EASTERLY SIDE OF BRACKETT STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF BRACKETT STREET DISTANT SOUTHERLY BY SAID BRACKETT STREET FROM THE MONUMENT AT THE INTERSECTION OF THE EASTERLY LINE OF BRACKETT STREET WITH THE SOUTHERLY LINE OF DANFORTH STREET, TWO HUNDRED TEN AND THIRTY HUNDREDTHS (210.30) FEET, WHICH POINT IS THE SOUTHERLY CORNER OF A LOT OF LAND CONVEYED BY WILLIAM WOOD, ET AL., TO EDWARD K. CHAPMAN BY DEED DATED JUNE 1, 1911 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 876, PAGE 216; THENCE

EASTERLY BY SAID CHAPMAN'S LAND, SIXTY-THREE AND EIGHTY-FIVE HUNDREDTHS (63.85) FEET TO A STAKE ONE (1) FOOT BEYOND THE EASTERLY LINE OF A SMALL OUTHUSE NOW OR FORMERLY ON LAND HEREBY DESCRIBED;

THENCE SOUTHERLY BY SAID CHAPMAN'S LAND, SIX AND THIRTY-THREE HUNDREDTHS (6.33) FEET TO FENCE AT LAND OF HEIRS OF CORNELIUS SHEEHAN; THENCE WESTERLY BY SAID FENCE AND LAND OF SAID SHEEHAN ABOUT FIVE (5) FEET TO THE NORTHWESTERLY CORNER OF SHEEHAN'S LAND; THENCE

SOUTHERLY BY SAID SHEEHAN'S LAND EIGHTEEN (18) FEET, MORE OR LESS TO A POINT OPPOSITE THE PARTITION WALL BETWEEN THE TENEMENT ON THE LEND HEREBY DESCRIBED AND THE ONE ADJOINING IT ON THE SOUTHEAST; THENCE WESTERLY THROUGH THE CENTER OF SAID PARTITION WALL ABOUT FIFTY-NINE (59) FEET TO SAID BRACKETT STREET; THENCE NORTHERLY BY SAID BRACKETT STREET, TWENTY-THREE (23) FEET, MORE OR LESS, TO THE POINT BEGUN AT.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-IMPOSED HEREBY.

MEANING AND INTENDING TO CONVEY AND HEREBY CONVEYING THE SAME PREMISES CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION BY QUITCLAIM DEED WITH COVENANT DATED 01/05/2010 RECORDED 02/12/2010 IN DOCUMENT NO. 7244 IN BOOK 27591 PAGE 230 IN THE OFFICIAL RECORDS OF CUMBERLAND COUNTY, MAINE.

Property Address: 53 Brackett Street, Portland, ME 04102
The legal description was obtained from a previously recorded instrument.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

(Signature page to follow)

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 19 day of February, 2010.

Signed, sealed and delivered in our presence:

FEDERAL HOME LOAN MORTGAGE CORPORATION,

[Signature]

Marlon Brown
Printed Name

By [Signature]

Its Amanda Roberts V.P.
Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent

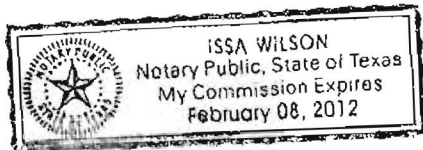
[Signature]

ND Hall
Printed Name

STATE OF Texas
COUNTY OF Cullin) ss.

DATED: February 19, 2010

ACKNOWLEDGED AND EXECUTED BEFORE ME, on the 19 day of February, 2010, the undersigned authority, personally appeared Amanda Roberts who is the Authorized Signer of National Default REO Services, a Delaware Limited Liability Company doing business as First American Asset Closing Services ("FAACS"), as Attorney in fact and/or agent for FEDERAL HOME LOAN MORTGAGE CORPORATION, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation.



[Signature]
NOTARY PUBLIC My Commission Expires 2/8/12

The conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor. This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title, property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**

Prepared under the supervision of: P. Desantis, Esq.

By: Law's Specialty Group, Inc. 235 West Brandon Blvd., #191, Brandon, Florida 33511

(866)755-6300

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:

CBL 044 E027001
Land Use Type SINGLE FAMILY
Property Location 53 BRACKETT ST
Owner Information DUEST DAVID W JR
 50 ROCKLAND AVE
 PORTLAND ME 04102
Book and Page 24769/206
Legal Description 44-E-27
 BRACKETT ST 53
 1416 SF
Acres 0.033

Current Assessed Valuation:

TAX ACCT NO.	6616	OWNER OF RECORD AS OF APRIL 2009
LAND VALUE	\$104,000.00	DUEST DAVID W JR
BUILDING VALUE	\$97,900.00	PO BOX 281
HOMESTEAD EXEMPTION	(\$12,350.00)	BAR MILLS ME 04004
NET TAXABLE - REAL ESTATE	\$189,550.00	
TAX AMOUNT	\$3,362.62	

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

Building Information:

Card 1 of 1

Year Built 1860
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 3
Full Baths 2
Total Rooms 5
Attic UNFIN
Basement FULL
Square Feet 1482

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

Sales Information:

Sale Date	Type	Price	Book/Page
1/19/2007	LAND + BUILDING	\$201,900.00	24769/206
5/2/2005	LAND + BUILDING	\$80,000.00	22588/78
5/15/2004	LAND + BUILDING	\$0.00	/
6/1/1994	LAND + BUILDING	\$0.00	11511/32

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Best viewed at 800x600, with Internet Explorer

55

044 E01

63.85

044 E027

23

67.22

53

044
E020

59

59
70

28

1357

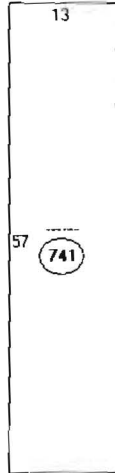
49 2356

044 E01

23

57 - 64
49 - 63

0.33



Descriptor/Area
A: 741 sqft