

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.

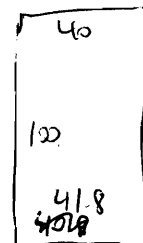
Current Owner Information

Card Number 1 of 1
Parcel ID 058 A032001
Location 45 SUMMER ST
Land Use SINGLE FAMILY

Chain of title - lot of records

Owner Address MCGARVEY MICHELLE J & SHANE MCGARVEY JTS
 9 MORAN RD
 WEST ORANGE NJ 07052

Book/Page 17763/098
Legal 58-A-32
 SUMMER ST 43-45
 4090 SF



Current Assessed Valuation

Land	Building	Total
\$117,900	\$78,700	\$196,600

Property Information

Year Built 1930	Style Old Style	Story Height 1.5	Sq. Ft. 1690	Total Acres 0.094		
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 7	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
06/01/2002	LAND + BLDING	\$113,000	17763-183
07/01/1995	LAND + BLDING	\$55,000	12024-177

Picture and Sketch

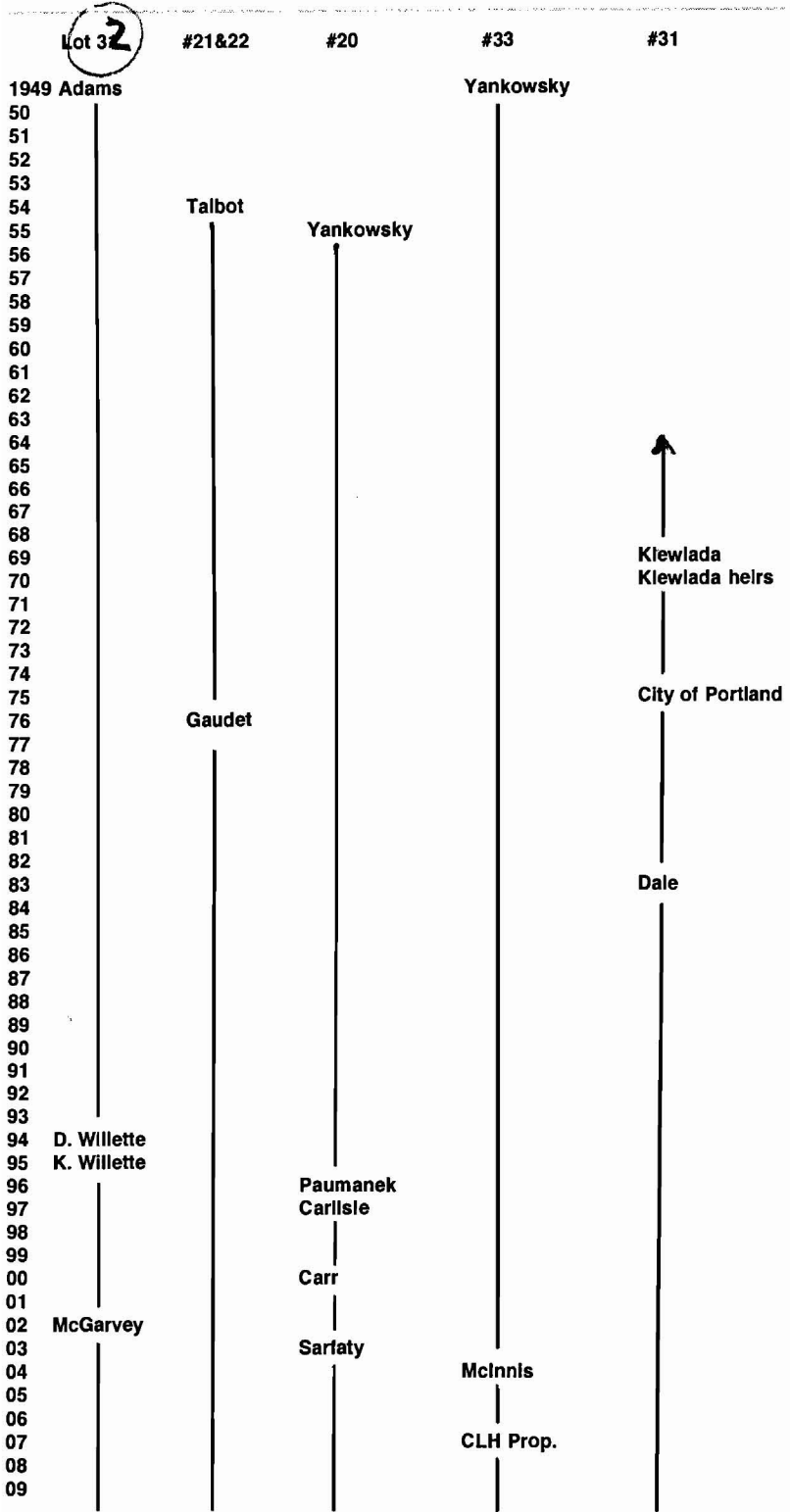
[Picture](#) [Sketch](#) [Tax Map](#)

[Click here to view Tax Roll Information.](#)

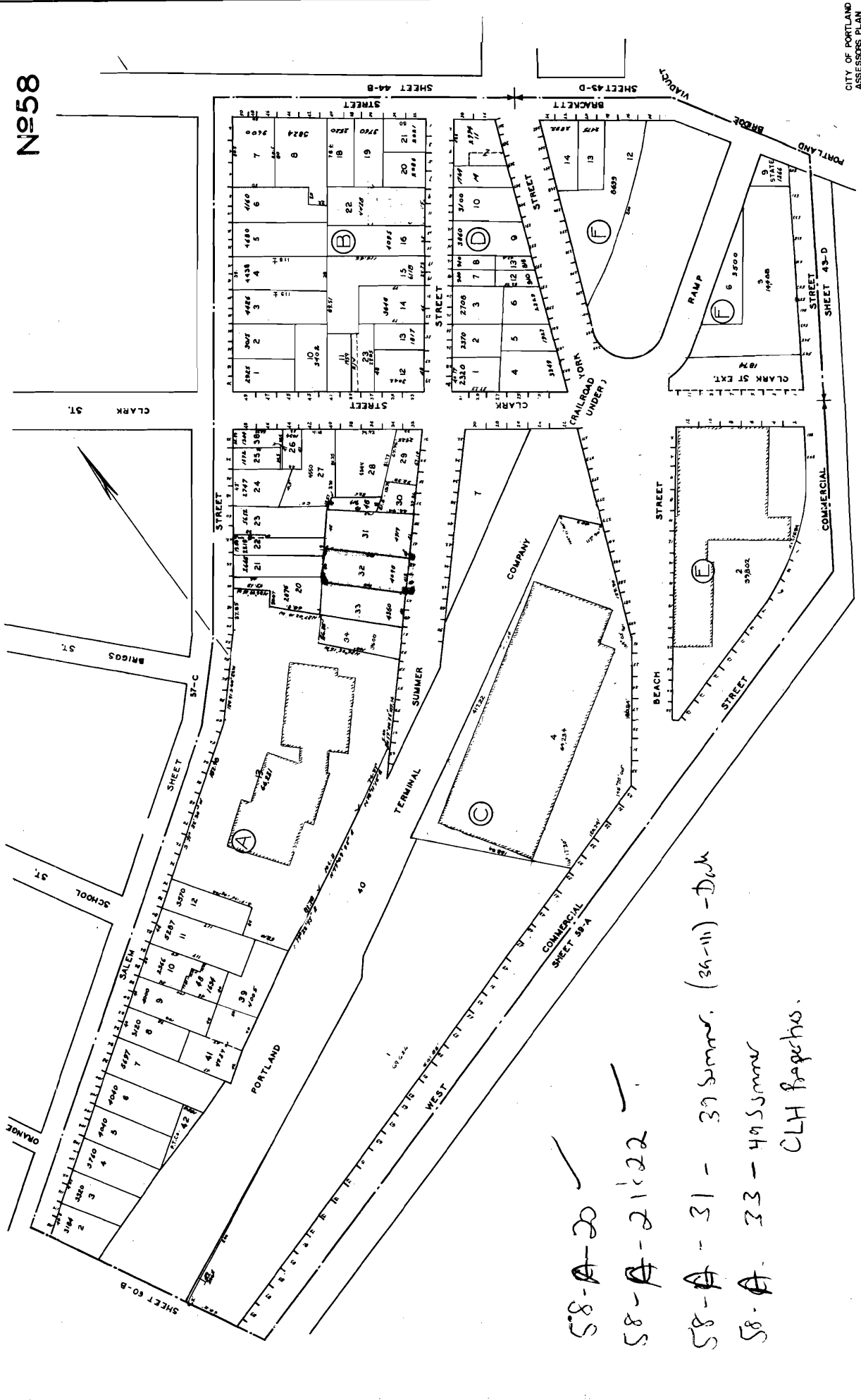
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

From: McCain/Walworth <cwalworth@gwi.net>
Subject: Chain of title, 45 Summer Street and abutters
Date: July 29, 2009 8:14:46 PM EDT



No 58



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

RETRACED 3-15-67

58-A-20 ✓
 58-A-21 ✓
 58-A-31 - 39 Summer (34-11) - Dick
 58-A-33 - 49 Summer
 CLH papers.

DOUGLAS TITLE COMPANY

45 Forest Falls Drive, Unit A2

P.O. Box 1062

Yarmouth, Maine 04096

Tel. (207)846-3460

Fax (207)846-3760

Email: abby@douglastitle.com

To: Mark McCain/Cornelia Walworth

From: Abby Douglas

Date: 7/23/09

RE: 45 Summer Street, Portland

Per your request, we have looked at the abutting lots to 45 Summer Street, Map 58, Block A, Lot 32 to determine the chain of title from 1957 forward and report the following current owner deeds per the City records and the deeds dating back to 1957 or before:

A. Map 58, Block A, Lots 21 and 22:

Deed from James A. Talbot and Hazel Talbot to Claude J. Gaudet and Shirley M. Gaudet dated September 24, 1976 and recorded in Book 3919, Page 142.

Deed from Alec J. Thrush, also known as Alec J. Trush to James A. Talbot and Hazel Talbot dated September 27, 1954 and recorded in Book 2198, Page 378.

B. Map 58, Block A, Lot 20:

Warranty deed from Kimberly L. Carr to Karen Sarfaty dated December 5, 2003 and recorded in Book 20652, Page 232.

Deed from Cumberland Savings and Loan Association to Norbert Yankowski dated August 2, 1955 and recorded in Book 2238, Page 109.

C. Map 58, Block A, Lot 33:

Deed from Deutsche Bank National Trust Company, as Trustee for HIS Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificate, Series 2006-OPT2 to CLH Properties, LLC dated December 21, 2007 and recorded in Book 25720, Page 120.

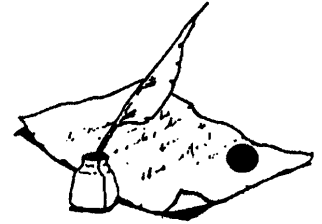
Deed from Oscar Yankowsky, et al. to William Yankowsky and Norbert James Yankowsky dated January 22, 1943 and recorded in Book 1706, Page 66.

D. Map 58, Block A, Lot 31:

Deed from the City of Portland to Elizabeth Geise Dale recorded August 2, 1983 in Book 6234, Page 315.

Estate of Joseph John Klewiada dated November 24, 1970 and recorded in Book 3152, Page 27. We have not gone back on this probate. Deed from City was releasing taxes assessed to Klewiada.

DOUGLAS TITLE COMPANY



Yarmouth Office:

45 Forest Falls Drive • Unit A-2
P.O. Box 1062 • Yarmouth, ME 04096
(207) 846-3460 • Fax (207) 846-3760

Augusta Office:

45 Melville Street • Suite 3
P.O. Box 5066 • Augusta, ME 04332-5066
(207) 622-0471 • Fax (207) 622-0473

July 28, 2009

Mark McCain

RE: ~~45 Summer Street, Portland~~
~~Tax Map 58-A-32~~

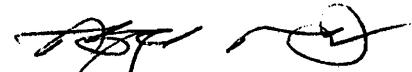
Dear Mr. McCain:

The chain of title to the above-captioned premises is as follows:

1. Warranty deed from Charles Rosenbloom to Katherine H. Adams dated September 9, 1949 and recorded in Book 1973, Page 131.
2. Deed of Distribution from Dorothy M. Willette, Personal Representative of the Estate of Katherine M. Adams to Dorothy M. Willette dated June 23, 1994 and recorded in Book 11499, Page 115.
3. Warranty deed from Dorothy M. Willette to Kelly J. ^{Wheeler} Willette dated July 25, 1995 and recorded in Book 12024, Page 177.
4. Warranty deed from Kelly J. Wheeler Munson, formerly known as Kelly J. Wheeler to Michelle J. McGarvey and Shane McGarvey dated June 20, 2002 and recorded in Book 17763, Page 98.

Please let me know if you need anything further regarding this parcel.

Very truly yours,


Abigail R. Douglas

cwalworth@gwi.net
846-0697

Know all Men by these Presents, That

58-A-32

I, Charles Rosenbloom of Falmouth Foreside, in the County of Cumberland and State of Maine in consideration of one dollar and other valuable considerations paid by Katherine E. Adams of Portland, in said County and State

the receipt whereof I do hereby acknowledge, do hereby, give, grant, bargain, sell and convey unto the said Katherine M. Adams, her Heirs and Assigns forever, the following described property: A certain lot or parcel of land with the buildings thereon situated in Portland, in said County and State and bounded and described as follows:

Beginning in the Northerly line of Summer Street at a point distant One Hundred fifty-one (151) feet Westerly by said line of Clark Street; thence Northerly at right angles with Summer Street, One Hundred (100) feet to land of unknown; thence Westerly by said land of known forty (40) feet to Lot W. on a plan hereinafter referred to; then Southerly by Lot W. one hundred (100) feet to Summer Street; thence Easterly by Summer Street; forty-one and eight tenths (41.8) feet to first named bounds; being lot Marked V on a plan recorded in Cumberland Registry of Deeds, Plan Book 2, Page 5.

Being the same property conveyed to this Grantor by Walter Warren Jr. et als by Warranty Deed dated July 21, 1949 and recorded in said Registry of Deeds in Book 1961, Page 482.

On Have and in With the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Katherine M. Adams, her Heirs and Assigns, to her and

U.S.I.R.
\$2.75
C.R.
9/9/49

said Grantee, her heirs and assigns, that I am their use and behoof forever. And I do covenant with the 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 Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Charles Rosenbloom, being single

my hand and seal this 9th day of September have hereunto set one thousand nine hundred and forty-nine. in the year of our Lord

Signed, Sealed and Delivered in presence of

Esther Coffin

Charles Rosenbloom

Seal

State of Maine, CUMBERLAND, ss. September 9, 1949 Personally appeared the above named Charles Rosenbloom and acknowledged the above instrument to be his free act and deed.

Before me, Esther Coffin Justice of the Peace

Received September 9 1949, at 1 o'clock -- m. P M., and recorded according to the original.

only partial copy

BK 11499 PG 115

38443

DEED OF PERSONAL REPRESENTATIVE (TESTATE)

Persons by these presents that DOROTHY M. WILLETTE, of
duly appointed and acting Personal Representative
of KATHERINE M. ADAMS, deceased, whose Will was duly
probated in the Probate Court for Cumberland County,
number 94-225, by the power conferred by the Probate
Court, other power, for consideration paid, grants to
ESTATE, with a mailing address of 45 Summer Street,
Maine, being the person(s) entitled to distribution,
together with any improvements thereon,
land, Cumberland County, Maine; more particularly
as follows:

That or parcel of land with the buildings thereon
situated in said County and State and bounded and
described as follows:

Beginning on the Northerly line of Summer Street at a point
marked fifty-one (51) feet Westerly by said line of
evidence Northerly at right angles with Summer Street,
thence Northerly to land of unknown; thence Westerly by said
line forty (40) feet to Lot W. on a plan hereinafter
referred to as Lot W. one hundred (100) feet to
the Southerly by Lot W. one hundred (100) feet to
thence Easterly by Summer Street, forty-one and
eighths (41.8) feet to first named bounds; being lot Marked V
shown in Cumberland Registry of Deeds, Plan Book 2,

the premises conveyed to Katherine M. Adams by
Deed dated September 9, 1949 and recorded at
Cumberland Registry of Deeds on September 9, 1949; Book

and seal this 23rd day of June, 1994.

[Handwritten signature]

[Handwritten signature: Dorothy M. Willette]
Dorothy M. Willette
Personal Representative of the
Estate of Katherine M. Adams

June 23, 1994.

APPEARED before me the above-named Dorothy M.
Personal Representative as aforesaid, who acknowledged
this instrument to be her free act and deed in her said

[Handwritten signature: Diane J. Riley]
Diane J. Riley
Attorney at Law / Notary Public

D
OF DEEDS

1994

CUMBERLAND

ME

DIANE J. RILEY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 28, 1999

SEAL

34502

WARRANTY DEED
(Maine Statutory Short Form)

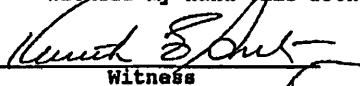
MAINE REAL ESTATE TAX PAD

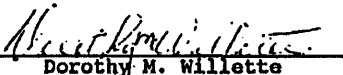
Dorothy M. Willette, of Portland, Maine, for valuable consideration, grants to Kelly J. Wheeler, with a mailing address of 17 Boynton Street, Portland, Maine 04102, with Warranty Covenants, the following described real property situated at 45 Summer Street, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Dorothy M. Willette, Personal Representative of the Estate of Katherine M. Adams to Grantor dated June 23, 1994, and recorded in the Cumberland County Registry of Deeds in Book 11499, Page 115.

Witness my hand this 25th day of July, 1995.


Witness

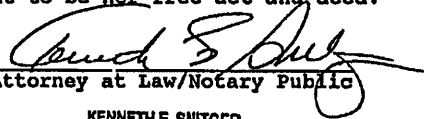

Dorothy M. Willette

STATE OF MAINE
CUMBERLAND, ss

July 25, 1995

Personally appeared the above named Dorothy M. Willette, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Attorney at Law/Notary Public

KENNETH E. SNITGER
MAINE ATTORNEY AT LAW

Printed Name

EXHIBIT A

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

Beginning in the Northerly line of Summer Street at a point distant One Hundred fifty-one (151) feet Westerly by said line of Clark Street; thence Northerly at right angles with Summer Street One Hundred (100) feet to land of unknown; thence Westerly by said land of unknown forty (40) feet to Lot W. on a plan hereinafter referred to; thence Southerly by Lot W. one hundred (100) feet to Summer Street; thence Easterly by Summer Street, forty-one and eighty tenths (41.8) feet to first named bounds; being lot Marked V on a plan recorded in Cumberland Registry of Deeds, Plan Book 2, Page 5.

RECEIVED
RECORDED REGISTRY OF DEEDS

95 JUL 26 PM 2:35

CUMBERLAND COUNTY

John B. O'Brien

Recording Order: 1 of 2

0049791 File Number 20366

**WARRANTY DEED
Maine Statutory Short Form**

KNOW ALL MEN BY THESE PRESENTS, That Kelly J. Wheeler Munson, formerly known as Kelly J. Wheeler, of Buxton, County of York and State of Maine, for consideration paid, grants to Michelle J. McGarvey and Shane McGarvey whose mailing address is 99 Atlantic Highway, Waidoboro, Maine 04572, as joint tenants with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 20th day of June, 2002

MAINE REAL ESTATE TAX PAID

PK 17763PE098

Witness

Kelly J. Munson
Kelly J. Wheeler Munson

State of Maine
County of Cumberland

June 20, 2002

Personally appeared before me the above named Kelly J. Wheeler Munson and acknowledged the foregoing instrument to be his/her/their free act and deed.

[Signature]
Notary Public/Attorney at Law

EXHIBIT A
(DEED)

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

Beginning in the Northerly line of Summer Street at a point distant one hundred fifty-one (151) feet Westerly by said line of Clark Street; thence Northerly at right angles with Summer Street one hundred (100) feet to land of unknown; thence Westerly by said land of unknown forty (40) feet to Lot W on a plan hereinafter referred to; thence Southerly by Lot W one hundred (100) feet to Summer Street; thence Easterly by Summer Street, forty-one and eighty tenths (41.8) feet to first named bounds; being lot Marked V on a plan recorded in Cumberland County Registry of Deeds, Plan Book 2, Page 5.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Dorothy M. Willette to Kelly J. Wheeler dated July 25, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12024, Page 177.

RECEIVED
RECORDED REGISTRY OF DEEDS

2002 JUN 21 AM 10:19

CUMBERLAND COUNTY

John B. O'Brien

2238-109

109 LOT 20

46 Salem St.

Know all Men by these Presents, That

Cumberland Savings and Loan Association, a corporation organized and existing by law and having its principal office and place of business in Portland, in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable considerations paid by Norbert Yankowski of said Portland

the receipt whereof it do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Norbert Yankowski, his Heirs and Assigns forever,

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

Beginning at a point in the Southeasterly side line of said Salem Street, distant Northeasterly thereon, three (3) feet from a point that would be intersected by the Northeasterly side line of the house numbered 48 Salem Street, drawn along the outside face of the brick underpinning and extended to said Salem Street; thence Southeastwardly parallel with the line of said brick underpinning, forty-six (46) feet to a point; thence again Southeastwardly at right angles to last course, fifty-four (54) feet, more or less, to land formerly of Leathe and Gore and Sweeney; thence Northeasterly by said Leathe and Gore and Sweeney land to land formerly of Jabes M. Knight; thence Northwestwardly by said Knight land, one hundred (100) feet, more or less, to said Southeasterly side line of Salem Street; thence Southwestwardly by said line of Salem Street to the point of beginning.

Reserving for the benefit of the land on the Southwesterly side thereof described in a deed dated May 12, 1932 given to Veronica Yankowsky and recorded in the Cumberland County Registry of Deeds, the right to use in common with the owners of the land above described, that portion thereof in front of the house numbered 46 Salem Street in passing between said Salem Street and the rear of the house numbered 48 Salem Street, located on said adjoining land.

Do have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to him the said Norbert Yankowski, his heirs---assigns forever.

And it does covenant with the said Grantee, his heirs and assigns, that it will warrant and forever defend the premises to him the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

In Witness Whereof, the said Cumberland Savings and Loan Association has caused these presents to be signed, and its corporate seal to be hereto affixed by Frederic C. Dudley, its President, Albert E. Grant its Treasurer, and countersigned by Esther Coffin its Assistant Secretary hereunto duly authorized

have hereunto set hand and seal this 2nd day of August in the year of our Lord one thousand nine hundred and fifty-five.

Signed, Sealed and Delivered in presence of
Faith A. Reynolds to all By Frederic C. Dudley President CORPORATE SEAL of Cumberland Savings and Loan Assn.
Countersigned by Albert E. Grant Treasurer
Esther Coffin Ass't Secretary

State of Maine, CUMBERLAND, ss. August 2, 1955 Personally appeared the above named Albert E. Grant ---

and acknowledged the above instrument to be his free act and deed, and the free act and deed of said association. Before me, Faith A. Reynolds, Notary Public, Notarial Seal
Received August 3, 1955, at 1 o'clock 34 m. P. M., and recorded according to the original.

LJT 20, cont.

6K8551PG0294

058747

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(Testate)
Maine Statutory Short Form

Know all Men by these Presents,

That Veronica Yankowsky

of Portland, County of Cumberland, State of Maine,
duly appointed and acting personal representative of the estate of Norbert Yankowsky (also known as
Herbert Yankowski)
deceased, whose will was duly admitted to probate in the Probate Court for the County of Cumberland,
Maine, by the power conferred by law, and every other power, (in distribution of the estate) grants to

Veronica Yankowsky

of Portland, County of Cumberland,
State of Maine, whose mailing address is 46 Salem Street
Portland, Maine 04102

being the person(s) entitled to distribution, the real property 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
Southeasterly side of Salem Street in said Portland, bounded and described as
follows:

Beginning at a point in the Southeasterly side line of said Salem Street
distant Northeasterly thereon, three (3) feet from a point that would be inter-
sected by the Northeasterly side line of the house numbered 48 Salem Street,
drawn along the outside face of the brick underpinning and extended to said
Salem Street; thence Southeasterly parallel with the line of said brick
underpinning, forty-six (46) feet to a point; thence again Southeasterly at
right angles to last course, fifty-four (54) feet, more or less, to land formerly
of Leathe and Gore and Sweeney; thence Northeasterly by said Leathe and Gore
and Sweeney land to land formerly of James M. Knight; thence Northwestwardly by
said Knight land, one hundred (100) feet, more or less, to said Southeasterly
side line of Salem Street; thence Southwestwardly by said line of Salem Street
to the point of beginning.

Reserving for the benefit of the land on the Southwesterly side thereof
described in a deed dated May 12, 1932 given to Veronica Yankowsky and recorded
in the Cumberland County Registry of Deeds, the right to use in common with the
owners of the land above described, that portion thereof in front of the house
numbered 46 Salem Street in passing between said Salem Street and the rear of
the house numbered 48 Salem Street, located on said adjoining land.

Being the same premises described in a deed of the Cumberland Savings and
Loan Association to the said Norbert Yankowski (named as Norbert Yankowsky
herein) dated August 2, 1955 and recorded in said Cumberland County Registry of
Deeds in Book 2238, Page 109.

1170-88
117088

LOT 20, cont.

BK 12498PG063

23952

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS

THAT, NORBERT J. YANKOWSKY, JR. of Saco, County of York, State of Maine, duly appointed and acting personal representative of the Estate of VERONICA YANKOWSKY, (also known as Veronica Yankowski) deceased (testate), as shown by the probate records of the County of Cumberland, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to PAUMANOK CONSTRUCTION, INC., a Maine corporation, of Gorham, County of Cumberland, State of Maine, whose mailing address is 157 Main Street, Gorham, Maine 04038, the real property in Portland, County of Cumberland, State of Maine, described in Exhibit A attached hereto and incorporated herein by reference.

MAINE REAL ESTATE TAX PAD

WITNESS Norbert J. Yankowsky, Jr.'s hand and seal this 2nd day of May, 1996.

Signed, Sealed and Delivered in presence of

[Signature]

ESTATE OF VERONICA YANKOWSKY

Norbert J. Yankowsky, Jr.
Norbert J. Yankowsky, Jr.
Personal Representative

STATE OF MAINE
CUMBERLAND, SS.

May 2, 1996

Then personally appeared the above-named Norbert J. Yankowsky, Jr. in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me
[Signature]
Notary Public/Attorney-at-Law
JOHN W. SAWYER

032300

BK13145PG261

LOT 20

**WARRANTY DEED
Maine Statutory Short Form**

Know all men by these presents that, Paumanok Construction, Inc., a Maine corporation with a place of business at Gorham, Cumberland County, Maine, and a mailing address of c/o William A. Davis, P.O. Box 8299, Portland, Maine 04104, for consideration paid, grants to Peter S. Carlisle, of Portland, Cumberland County, Maine, and a mailing address of 202 Spring Street, Portland, Maine 04102, with warranty covenants, the land in Portland, Cumberland County, Maine, described as follows:

MAINE REAL ESTATE TAX PAID

The premises described on Exhibit A attached hereto and incorporated herein.

This conveyance is also made subject to municipal zoning and land use ordinances, and utility easements of record.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

In witness whereof, I, William A. Davis, the duly authorized President of Paumanok Construction, Inc., have hereunto set my hand and seal this 3 day of June, 1997.

Signed, sealed and delivered
in presence of

Paumanok Construction, Inc.

Jean Henachl
Witness

William A. Davis
By William A. Davis, Its President

State of New York
County of Suffolk, ss. June 3, 1997

Then personally appeared before me the above named William A. Davis, the duly authorized President of Paumanok Construction, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Grantor corporation.

My commission expires:

BARBARA H. SCOZZARI
Notary Public, State of New York
No. 01SC5015305
Qualified in Suffolk County
Commission Expires July 29, 1997

Barbara H. Scozzari
Notary Public

Barbara H. Scozzari
Printed name

SEAL

Exhibit A

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

Beginning at a point in the southeasterly side line of said Salem Street, distant northeasterly thereon, three (3) feet from a point that would be intersected by the northeasterly side line of the house numbered 48 Salem Street, drawn along the outside face of the brick underpinning and extended to said Salem Street; thence southeasterly parallel with the line of said brick underpinning, forty-six (46) feet to a point; thence again southeasterly at right angles to last course, fifty-four (54) feet, more or less, to land formerly of Leathe and Gore and Sweeny; thence northeasterly by said Leathe and Gore and Sweeny land to land formerly of Jabez M. Knight; thence northwesterly by said Knight land, one hundred (100) feet, more or less, to the southeasterly side line of Salem Street; thence southwestwardly by said line of Salem Street to the point of beginning.

Subject, however, to possible rights of others, including mortgagees, in the following described easement which previously encumbered the above described premises: "Reserving for the benefit of the land on the southwesterly side thereof described in a deed dated May 12, 1932 given to Veronica Yankowsky and recorded in the Cumberland County Registry of Deeds, the right to use in common with the owners of the land above described, that portion thereof in front of the house numbered 46 Salem Street in passing between said Salem Street and the rear of the house numbered 48 Salem Street, located on said adjoining land."

Also, hereby conveying certain appurtenant sewer easement rights as granted by James N. Yankowsky and Kimberly S. Yankowsky to Paumanok Construction, Inc. by sewer easement deed of even or recent date and recorded or to be recorded, and subject to the agreements, terms and conditions contained therein.

For source of title reference is made to a warranty deed to Paumanok Construction, Inc. from Norbert J. Yankowsky, Personal Representative of the Estate of Veronica Yankowsky, dated May 2, 1998 and recorded in the Cumberland County Registry of Deeds in Book 12498, Page 63.

This conveyance is also made subject to municipal zoning and land use ordinances, and utility easements of record.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Sovyer, Sawyer & Merrill, P.A. document CARUSLE.SFW

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 JUN 19 AM 9:39

CUMBERLAND COUNTY

John B. O'Brien

LOT 20

0001365

BK 5265 PG 342

Warranty Deed
(Maine Statutory Short Form)

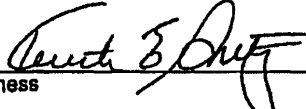
Peter S. Carlisle of Cape Elizabeth, Maine, for consideration paid, grants to Kimberly L. Carr, with a mailing address of P.O. Box 8166, Portland, Maine 04104 with WARRANTY COVENANTS, the following described real property situated at 46 Salem Street, Portland, Cumberland County, Maine


MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Paumanok Construction, Inc., dated June 3, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13145, Page 261.

Witness my hand this Fourth day of January, 2000.


Witness


Peter S. Carlisle

State of Maine
County of Cumberland, ss

January 4, 2000

Personally appeared the above named Peter S. Carlisle and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

Printed Name:

WETH E. SNITGER
MAINE ATTORNEY AT LAW

Comm. Exp:

CL-1147

Lot 20 cont.

EXHIBIT A

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

BEGINNING at a point in the southeasterly side line of said Salem Street, distant northeasterly thereon, 3 feet from a point that would be intersected by the northeasterly side line of House No. 48 Salem Street, drawn along the outside face of the brick underpinning and extended to said Salem Street; thence southeastwardly parallel with the line of said brick underpinning, 46 feet to point; thence southwestwardly at right angles to first course, 28 feet to a point (NOTE: the preceding course was errantly omitted in prior deed recorded in Book 13145, Page 261 due to a scrivener's error); thence again southeastwardly at right angles to last course 54 feet, more or less, to land formerly of Leathe and Gore and Sweeny; thence northeastwardly by said Leathe and Gore and Sweeny land to land formerly of Jabez M. Knight; thence northwestwardly by said Knight land 100 feet, more or less, to the southeasterly side line of Salem Street; thence southwestwardly by said line of Salem Street to the point of beginning.

Subject to, and with the benefit of a right of passage as are set forth in a deed dated March 12, 1872 from Nehemiah G. Rice to William Lindsay and recorded in the Cumberland County Registry of Deeds in Book 401, Page 24.

Also hereby conveying certain appurtenant sewer easement rights as granted by James N. Yankowsky and Kimberly S. Yankowsky to Paumanok Construction, Inc. by sewer easement deed dated June 13, 1997, recorded in Book 13145, Page 258, and subject to the agreements, terms and conditions contained therein.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 JAN -6 PM 12:46

CUMBERLAND COUNTY

John B. O'Brien

LOT 20

Warranty Deed
(Maine Statutory Short Form)


MAINE REAL ESTATE TAX PAID

Kimberly L. Carr of Portland, Maine, for consideration paid, grants to **Karen Sarfaty**, with a mailing address of 46 Salem Street, Portland, Maine 04102 with **WARRANTY COVENANTS**, the following described real property situated at **46 Salem Street, Portland, Cumberland County, Maine**


A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Peter S. Carlisle, dated January 4, 2000, and recorded in the Cumberland county Registry of Deeds in Book 15265, Page 342.

Witness my hand this Fifth day of December, 2003.



Witness



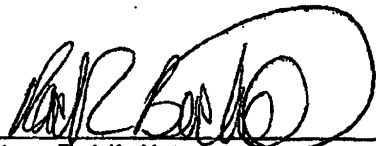
Kimberly L. Carr

State of Maine
County of Cumberland, SS

December 5, 2003

Personally appeared the above named Kimberly L. Carr and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law
Rachel C. Bouchard

Printed Name:
Comm. Exp:

Lot 20, cont.

EXHIBIT A

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

BEGINNING at a point in the southeasterly side line of said Salem Street, distant northeasterly thereon, 3 feet from a point that would be intersected by the northeasterly side line of House No. 48 Salem Street, drawn along the outside face of the brick underpinning and extended to said Salem Street; thence southeastwardly parallel with the line of said brick underpinning, 46 feet to point; thence southwestwardly at right angles to first course, 26 feet to a point (NOTE: the preceding course was errantly omitted in prior deed recorded in Book 13145, Page 261 due to a scrivener's error); thence again southeastwardly at right angles to last course 54 feet, more or less, to land formerly of Leathe and Gore and Sweeny; thence northeastwardly by said Leathe and Gore and Sweeny land to land formerly of Jabez M. Knight; thence northwestwardly by said Knight land 100 feet, more or less, to the southeasterly side line of Salem Street; thence southwestwardly by said line of Salem Street to the point of beginning.

Subject to, and with the benefit of a right of passage as are set forth in a deed dated March 12, 1872 from Nehemiah G. Rice to William Lindsay and recorded in the Cumberland County Registry of Deeds in Book 401, Page 24.

Also hereby conveying certain appurtenant sewer easement rights as granted by James N. Yankowsky and Kimberly S. Yankowsky to Paumanok Construction, Inc. by sewer easement deed dated June 13, 1997, recorded in Book 13145, Page 258, and subject to the agreements, terms and conditions contained therein.

Received
Recorded Register of Deeds
Dec 09, 2003 12:08:34P
Cumberland County
John B. O'Brien

LC

2190-378

LOTS 21+22

42 Salem
Gardet.

Know all Men by these Presents, That

I, Alec J. Thrush, of San Antonio, County of Bexar and State of Texas Also known as Alec J. Trush

in consideration of One Dollar and other valuable considerations paid by James A. Talbot and Hazel Talbot, both of Portland, County of Cumberland and State of Maine, as joint tennants and not as tennants in common the receipt whereof I do hereby acknowledge, do hereby, give, grant, bargain, sell and convey unto the said

James A. Talbot and Hazel Talbot as joint tennants and not as tennants in common, to them and their heirs and assigns, and the heirs and assigns of the survivors of them, a certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Salem Street in said Portland, measuring twenty-five (25) feet on said Salem Street and running back one half the distance to Summer Street holding the width of twenty-five (25) feet, more or less. Said lot is numbered forty-four (44) on said Salem Street and being the same premises described in the deed from Augustus H. Meaher to John Trush and Mary Trush dated October 29, 1920, recorded in Cumberland County Registry of Deeds, Book 1064, Page 243. Said premises are conveyed subject to a passageway thereon and on the lot next southwesterly thereof seven (7) feet in width on each lot running back from said Salem Street fifty (50) feet.

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

Beginning at the center of the partition wall in the block of the two houses set on the southerly side of said street; thence running northeasterly on said street about nineteen (19) feet and ten (10) inches; thence south or southwesterly one hundred (100) feet or one half the distances from Salem Street to Summer Street, a parallel line with a lot of land formerly occupied by B. C. Richards; thence running westerly parallel with Salem Street nineteen (19) feet; thence northwesterly to the rear of the center of the wood shed; thence through the center of the wall of the above named block of two houses to the place begun at.

Being the same premises described in the deed from Patrick P. Flaherty otherwise known as Patrick F. Flaherty to John Trush and Mary Trush, dated October 25, 1938, recorded in the Cumberland County Registry of Deeds, Book 1560, Page 498.

This conveyance is made subject to the taxes for the year 1954 which the said Grantees, James A. Talbot and Hazel Talbot, herein assume and agree to pay.

On this and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said James A. Talbot and Hazel Talbot, as stated aforesaid to them and

their use and behoof forever. And I do covenant with the said Grantees, their

heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; except as stated

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, We the said Alec J. Thrush and Lillian M. Thrush wife of the said Alec J. Thrush joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises,

our hands and seal this twenty-seventh day of September in the year of our Lord one thousand nine hundred and fifty-four.

Signed, Sealed and Delivered in presence of

Edward T. Devine (to both)

Alec J. Thrush Seal

Lillian M. Thrush Seal

State of Maine. CUMBERLAND, ss. September 27th 1954. Personally appeared the above named Alec J. Thrush, also known as Alec J. Trush

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

Before me, Edward T. Devine Justice of the Peace

Received October 22 1954, at 9 o'clock 26 m. A. M., and recorded according to the original.

U.S.I.N.
\$1.10

3919-142

LOTS 21+22

42

24331
Known All ~~to~~ by ~~These~~ Presents,

That We, James A. Talbot and Hazel Talbot, of 32 Cottage Road, Town of Windham, County of Cumberland and State of Maine,

in consideration of One dollar and other valuable considerations,

paid by Claude J. Gaudet and Shirley M. Gaudet, of 42 Salem Street, City of Portland, 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 Claude J. Gaudet and Shirley M. Gaudet,

as joint tenants and not as tenants in common, and their heirs and 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 southeasterly side of Salem Street in said Portland, County of Cumberland and State of Maine, measuring twenty five (25) feet on said Salem Street and running back one-half the distance to Summer Street, holding the width of twenty five (25) feet, more or less. Said lot is numbered forty-four (44) on said Salem Street, and is hereby conveyed subject to a passageway thereon and on the lot next southwesterly thereof seven (7) feet in width on each lot, running back from said Salem Street fifty (50) feet.

Also, a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Salem Street in said Portland, County and State, bounded and described as follows:

Beginning at the center of the partition wall in the block of the two houses set on the southerly side of said street; thence running northeasterly on said street about nineteen (19) feet and ten (10) inches; thence south or southwesterly one hundred (100) feet or one-half the distances from Salem Street to Summer Street, a parallel line with a lot of land formerly occupied by B.C. Richards; thence running westerly parallel with Salem Street nineteen (19) feet; thence northwesterly to the rear of the center of the wood shed; thence through the center of the wall of the above named block of two houses to the place begun at.

Being all and the same premises conveyed to the grantors herein by deed of Alec J. Trush, also known as Alec J. Trush, dated September 27, 1954, recorded in Cumberland County Registry of Deeds, Book 2198, page 378.

This conveyance is made subject to real estate taxes for the year 1976, which grantees, by their acceptance of this deed, hereby assume and agree to pay.

9-24-76
1076-76

39-41 Summer St. Plan 58 Block A Lot 31-40 Deed date 3/4/42 11942

STREET AND NUMBER

GRANTOR - Kazimierz Kazimierz & Anna lot 31

GRANTEE - Klementyna Kazimiera & ~~Anna~~

Reference - 1667/44 Part of - Same as - Rec. - 3/6/42 Instr. - ~~has~~ Area - 5838

Land and buildings

DEV. LOT NO. NAME OF DEVELOPMENT

Open 100 ft fr 22 to cor Clark & Summer Sts - N on N line Summer St 51 ft to land Pagen - N at right side Summer St 100 ft to land from E Thomas Est of P Lindsay 45 ft to land from S Elwell - S by land S Elwell, N Kasty et al to Summer St to pt of lgn. Also a lot of land Open S line Elwell land 83.8 ft N fr Clark St measured on S line Elwell land - S par with ^{one} Atty - Clark St by land N Kasty Est 59.6 ft to land Lynde - (Francis W Sullivan)

of Excep. Consid. \$ U. S. R. S. \$ 1.10 Mortgs. Clerk - ~~FM~~ Date 3/19/42

LOCATIONS OVER (MAKE SEPARATE CARD FOR EACH UNCONNECTED PARCEL IN DEED)

39-41 Summer St. Plan 58 Block A Lot 31-46 Deed date 9/14/70 1971

STREET AND NUMBER (Ded 9-1)

GRANTOR - Klementyna, Joseph J. & Kazimiera

GRANTEE - KLEMENTYNA, JOSEPH J DEVS & KAZIMIERA J.

Reference - Part of - Same as - Rec. - Instr. PROBATE Area - 5838 sq Ft

Land and buildings

DEV. LOT NO. NAME OF DEVELOPMENT BOOK PAGE

Description - # 68593 - mill

Atty -

No. of Excep. Consid. \$ U. S. R. S. \$ Mortgs. Clerk - F.M. Date 9/15/70

LOCATIONS OVER (MAKE SEPARATE CARD FOR EACH UNCONNECTED PARCEL IN DEED)

CS. 137

99-41 Summer St Plan 58 Block A Lot 31-46 Deed date 2-29-1974

STREET AND NUMBER

GRANTOR -

Alexiada, John J. & Kazimiera J. Waldron Edith

GRANTEE -

136

Reference 2525/91 Part of - Same as - Rec- 50974 Instr. - Tax Area -

Land and buildings

DEV. LOT NO.

NAME OF DEVELOPMENT

BOOK PAGE

Description -

Atty -

Rayland E. Pekey

No. of Excep. Consid. \$ U.S.R.S. \$ Mortgs. Clerk M L Date 4/10/74

LOCATIONS OVER CS 137

(MAKE SEPARATE CARD FOR EACH UNCONNECTED PARCEL IN DEED)

99-41 Summer St Plan 58 Block A Lot 31-46 Deed date 7/17/74

STREET AND NUMBER

GRANTOR -

Alexiada, Joseph J. & Kazimiera J.
 DIED 2012 AGO

GRANTEE -

Waldron, Edith K. and Raymond, Edith, 123 Vagosa St. City

Reference - Part of - Same as - Rec- 9/13/75 Instr. - Area -

Land and buildings

DEV. LOT NO.

DO NOT DETACH PROBATE
 NAME OF DEVELOPMENT BOOK PAGE

Description -

68593

7/17/73 TOLD HER TO WRITE LETTER AS TO OWNERSHIP.

SEND BILL

TO EDITH K. WALDRON ETALS.

DEMO LIGHT REAR 1974

" " FRONT ?

Atty -

WALDRON 728025

No. of Excep. Consid. \$ U.S.R.S. \$ Mortgs. Clerk - Date

LOCATIONS OVER CS 137

(MAKE SEPARATE CARD FOR EACH UNCONNECTED PARCEL IN DEED)

39 41 Summer St. Plan 58 Block A Lot 31-46 Deed date 2-27-76 1979

STREET AND NUMBER

GRANTOR - Waldron, Edith K. & as Executrix Etals PIMP ✓

GRANTEE - Portland City of

Reference - 2:30 4388 37 Part of - Same as - Rec - 35-79 Instr. - Fax Area - Same

Land and buildings

Description-	DEV. LOT NO.	NAME OF DEVELOPMENT	BOOK PAGE

Atty - Gayland Pelkey ✓

No. of Excep. Consid. \$ U.S.R.S. \$ Mortgs. Clerk - 713 Date 3-16-7

LOCATIONS OVER (MAKE SEPARATE CARD FOR EACH UNCONNECTED PARCEL IN DEED)

39-41 SUMMER ST Plan 58 Block A Lot 31-46 OK Deed date 7/25/83 1984

STREET AND NUMBER

GRANTOR - City of Portland

GRANTEE - Dale, Elizabeth Crise ✓ w name Dale Jr.

Reference - 10:00 6234/315 Part of - Same as - Rec - 8/2/83 Instr. - D Area - 5838 SF D 01040

Land and buildings

Description-	DEV. LOT NO.	NAME OF DEVELOPMENT	BOOK PAGE

Atty -

No. of Excep. Consid. \$ U.S.R.S. \$ Mortgs. Clerk - Date 10/27/83

LOCATIONS OVER (MAKE SEPARATE CARD FOR EACH UNCONNECTED PARCEL IN DEED)

3152-27

LOT 31

No. 101

20,746



Abstract of the Will of
JOSEPH JOHN KLEWLADA

STATE OF MAINE

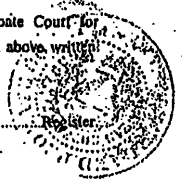
CUMBERLAND, ss. Portland, November 11 A. D. 19 70 PROBATE OFFICE.

I, RUTH L. ZRIOKA, Register of the Probate Court for said County of Cumberland hereby certify, that the last Will and Testament of Joseph John Kewlada late of Portland deceased, was proved, approved and allowed by the Judges of Probate for said County of Cumberland at a Court held at Portland, on the eleventh day of November, A. D. 19 70.; and that the following is a true copy of so much of said Will as devises Real Estate in the County of Cumberland aforesaid:

All my property of whatsoever nature, tangible and intangible, I give, devise and bequeath in equal shares unto my four children, and if any of my said children should predecease me leaving children him or her surviving, the share of such deceased child to go to his or her child or children by right of representation. I nominate my daughter, Edith K. Waldron of South Portland, Maine, Executrix hereof to serve without bond.

Witness my hand and the seal of the Probate Court for said County of Cumberland the day and year first above written

Ruth L. Zrioka
Register



NOV 24 1970

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 1 H 40 M P M, and recorded in
BOOK 2752 PAGE 27 *Margaret Stedem* Deputy Register

334793

Lot 31, cont.

532

95

NOTICE OF LIEN

Notice is hereby given to Edward Klewiada, John Klewiada, Mary Cerka and Edith K. Waldron

That the City of Portland, a body politic and corporate, located in the County of Cumberland and State of Maine, claims a lien on the real estate located at

39-41 Rear Summer Street in said City and more particularly described as follows: A certain lot or parcel of land with the buildings thereon, situated in Portland, bounded and described as follows:

Beginning at a point distant one hundred (100) feet from the northwesterly corner of Clark and Summer Streets; thence westerly on the northerly line of Summer Street fifty-one (51) feet to land of Ragen; thence northerly at right angles with Summer Street, one hundred (100) feet to land now or formerly of E. Thomas Estate and J. F. Lindsey, forty-five (45) feet to land now or formerly of S. Ellwell; thence southerly by land of S. Ellwell, N. Hasty and land of Michael Lynch to Summer Street; to the point of beginning, being lot marked "U" on plan of said lots recorded in Plan Book 2, at Page 5.

Also another lot of land, situated in said Portland and bounded as follows, viz: Beginning at a point in the southerly line of S. Ellwell's land, which point is eighty-three and eight tenths (83.8) feet westerly from Clark Street; measured on the southerly line of S. Ellwell's land; thence southerly parallel with Clark Street, by land of W. Hasty Estate, fifty-nine and six tenths (59.6) feet, to land of Michael Lynch; thence westerly by said Lynch's land eighteen (18) feet to land of said Ragen; thence thence northerly by said Ragen's land to the southwesterly point of S. Ellwell's land, fifty-nine (59) feet to land of said Ellwell; thence by said Ellwell's land easterly fifteen (15) feet to point of beginning; being same premises conveyed to Jeremiah Ragen by John F. Proctor, October thirty-first, 1883 and recorded in Volume 503 at Page 371.

Reference is made to the notice of foreclosure recorded in Cumberland County Registry of Deeds in Book 1464 at Page 281.

pursuant to the provisions of 17 M.R.S.A., Section 2853, by reason of an ORDER of the Municipal Officers of said City dated January 3, 1973, and providing for the abatement or removal of a nuisance found to exist at the said premises.

Dated at Portland, this fifth day of January, 1973.

John G. DePalma
Director of Finance
City of Portland

State of Maine
Cumberland, ss

The foregoing instrument was acknowledged before me this fifth day of January, 1973, by John G. DePalma, Director of Finance, for the City of Portland, a body politic and corporate located in the County of Cumberland and State of Maine, on behalf of the City of Portland.

Lutherine C. Gentes
Notary Public
MAINE
NOTARY PUBLIC
MAINE

JAN 8 1973
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 2 H 26 MPH, and recorded 10
BOOK 3347 PAGE 95 *W. Keith* *Dee Cer* Register

3525-91 LJT 31, cont.

5178

(Collector's Tax Deed—Resident Owner)

91

State of Maine

Know All Men By These Presents, that Whereas the Assessor of the City of Portland, County of Cumberland, for the year A.D. 1971 legally chosen and sworn, has agreeably to law assessed the real estate hereinafter described, in the sum of **Three Hundred Thirteen Dollars** and **eighty six cents** taxed to

Joseph J. Klewiada Devs. and Kazimiera J. Klewiada

as a resident owner of real estate in said Portland, which tax he did in his list of assessments on the twelfth day of August, 1971, by his warrant commit to me, JOHN G. DEPALMA, Director of Finance of said city for said year, and my successors in office, legally chosen and sworn, to collect; and whereas no person has appeared to discharge said tax, and the same remained unpaid on the first Monday in February next after said tax was assessed, although I, the said JOHN G. DEPALMA, Director of Finance, as aforesaid, gave notice that the said tax remained unpaid, and of my intention to sell so much of said real estate or interest as was necessary for the payment of said tax and all charges by causing said notices to be posted in the following places, viz. — One notice near the entrance to the Fire Station, Engine 1, 184 Congress Street, in District One, Precinct One; one notice near the entrance to Franklin Towers, 211 Cumberland Avenue, in District One, Precinct Two; one notice near the entrance to the Peaks Island Schoolhouse in District One, Precinct Three; one notice near the entrance to the Long Island Schoolhouse in District One, Precinct Four; one notice near the entrance to the Community Hall, Cliff Island in District One, Precinct Five; one notice near the entrance to the City Hall Basement, Myrtle Street side, in District Two, Precinct One; one notice near the entrance to St. Luke's Parish House, 132 Park Street, Spring Street side in District Two, Precinct Two; one notice near the East entrance to Bramhall Fire Station in District Three, Precinct One; one notice near the entrance to the Community Hall, 21 Popham Street, Sagamore Village, District Three, Precinct Two; one notice near the entrance to the Exposition Building, 229 Park Avenue, District Four, Precinct One; one notice near the entrance to the Longfellow School, 454 Stevens Avenue, Pleasant Avenue side in District Four, Precinct Two; one notice near the entrance to the Baxter School, 150 Ocean Avenue in District Five, Precinct One; one notice near the entrance to the Armory, 772 Stevens Avenue, driveway side in District Five, Precinct Two; one notice near the entrance to the Presumpscot School, 67 Presumpscot Street, Washington Avenue side in District Six, Precinct One; one notice near the entrance to the Lyman Moore School, 171 Auburn Street, Northeast side of the building in District Six, Precinct Two; they being the places where warrants for ward meetings are required to be posted, according to law, and on the twenty-first day of December, A.D., 1971, I posted such notices, being at least six weeks before said first Monday in February next after said tax was assessed (said notices being in form and substance as required by the provisions of Sections 1071-1084 of Title 36 of M.R.S.A., and acts additional thereto and amendatory thereof).

AND WHEREAS, I, said JOHN G. DEPALMA, Director of Finance, did on the twenty-first day of December, A.D. 1971, lodge with the City Clerk of the City of Portland a copy of each such notice with my certificate thereon that I had given notice of the intended sale as required by law and in the manner hereinbefore set forth, and on the seventeenth day of January, A.D., 1972, being at least ten days before the day of the sale, I, JOHN G. DEPALMA, Director of Finance of the City of Portland for the year 1971, notified

Joseph J. Klewiada Devs. and Kazimiera J. Klewiada

the owner of said land, by mailing to them at their last and usual address, a written notice signed by me, stating the time and place of sale and the amount of taxes due, and whereas no person appeared to discharge said tax assessed on such real estate of the said **Joseph J. Klewiada Devs. and Kazimiera J. Klewiada**

with costs of advertising, on or before the time of sale, to wit, on the first Monday of February, A.D. 1972 at nine o'clock in the forenoon, I, the said JOHN G. DEPALMA, Director of Finance as aforesaid, proceeded to sell at public auction to the highest bidder so much of said real estate or interest as was necessary to pay the tax due and charges in the manner following, viz: I sought bidders who would pay the sum due for the least fractional part of the estate; no person offered to pay the sum due for any fractional part of the estate. **Edith Waldron** was the highest bidder and offered to pay the sum due for the whole of the estate. I struck off the said estate to **Edith Waldron** for the sum due.

Now, Therefore, I, JOHN G. DEPALMA, Director of Finance, of said Portland, for the year 1972, legally chosen and sworn in consideration of the sum of **Three Hundred Thirty Four dollars and thirty three cents** being the amount of said tax remaining unpaid and interest and charges thereon to me paid by **Edith Waldron** have granted, bargained, and sold by these presents do grant, bargain, sell and convey unto the said **Edith Waldron** the following described real estate situated in the City of Portland, to wit: Real Estate, Portland, Maine, Assessor's Plans on file in Assessor's Office, City Hall,

Summer Street 39-41 - Assessors Plan 58-A-31-46

Said plan on file in the City Assessor's Office, City Building, Portland, Maine.

To have and to hold the same to the said **Edith Waldron** and its successors and assigns for their proper use and behoof forever, subject, however, to the right of redemption which the owners thereof or any other person has or may have at any time within the time specified by law.

In Witness Whereof, I hereunto set my hand and seal in my said capacity as Director of Finance of said Portland, duly authorized by law this twenty-ninth day of February, A.D. one thousand nine hundred and seventy-two.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

Lucy M. Boyffe

John G. DePalma

Director of Finance

February 29, 1972

State of Maine, County of Cumberland, ss

Then personally appeared the above-named JOHN G. DEPALMA, and acknowledged the above instrument to be his free act and deed in his capacity as Director of Finance of the City of Portland.

BEFORE ME,

Garland E. Peckery

Justice of the Peace.

MAR 29 1974

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Registered: 1:56 P.M. and reported in

Book 3525-91

Register

3657-87 Lot 31, cont.

3846

87

NOTICE OF LIEN

Notice is hereby given to Edward Klewiada, John Klewiada, Mary Carra, Edith K. Waldron

That the City of Portland, a body politic and corporate, located in the County of Cumberland and State of Maine, claims a lien on the real estate located at

39-41 Summer Street (Front)
in said City and more particularly described as follows:

A certain lot or parcel of land with the buildings thereon, situated in Portland, bounded and described as follows:

Beginning at a point distant one hundred (100) feet from the northwesterly corner of Clark and Summer Streets; thence westerly on the northerly line of Summer Street fifty-one (51) feet to land of Ragan; thence northerly at right angles with Summer Street, one hundred (100) feet to land now or formerly of E. Thomas Estate and J. P. Lindsey, forty-five (45) feet to land now or formerly of S. Elwell; thence southerly by land of S. Elwell, N. Hasty and land of Michael Lynch to Summer Street; to the point of beginning, being lot marked "D" on plan of said lots recorded in Plan Book 2, at Page 5.

Also another lot of land, situated in said Portland and bounded as follows, viz: Beginning at a point in the southerly line of S. Elwell's land, which point is eighty-three and eight tenths (83.8) feet westerly from Clark Street; measured on the southerly line of S. Elwell's land; thence southerly parallel with Clark Street, by land of W. Hasty Estate, fifty-nine and six tenths (59.6) feet, to land of Michael Lynch; thence westerly by said Lynch's land eighteen (18) feet to land of said Ragan; thence northerly by said Ragan's land to the southwesterly point of S. Elwell's land, fifty-nine (59) feet to land of said Elwell; thence by said Elwell's land easterly fifteen (15) feet to point of beginning; being same premises conveyed to Jeremiah Ragan by John F. Proctor, October thirty-first, 1883 and recorded in Volume 503 at Page 371.

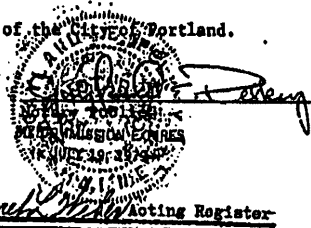
pursuant to the provisions of 17 M.R.S.A., Section 2853, by reason of an ORDER of the Municipal Officers of said City dated February 3, 1975, and providing for the abatement or removal of a nuisance found to exist at the said premises.

Dated at Portland, this 6th day of March, 1975

John G. DePalma
Director of Finance
City of Portland

State of Maine
Cumberland, SS.

The foregoing instrument was acknowledged before me this 6th day of March, 1975, by John G. DePalma, Director of Finance, for the City of Portland, a body politic and corporate located in the County of Cumberland and State of Maine, on behalf of the City of Portland.



MAR 14 1975
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at: 10 27 AM, and recorded in
BOOK 3657 PAGE 87
Margaret M. ... Acting Register

6234-315

LOT 31

315

26318

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Elizabeth Giese Dale C/O W. Norris Dale Jr.

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Elizabeth Giese Dale C/O W Norris Dale Jr. and theirs

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz: Real Estate, Portland, Maine Assessor's Plans on file in Assessor's Office, City Hall,

58-A-31-46

Summer St. 39-41

5838SF

The said City of Portland hereby makes no representations or warranties of any kind as to the acceptance or improvement of any unaccepted or unimproved street or way abutting the property herein described.

rec
8-2-83

4388 37

Lot 31, cont.

State of Maine

Know All Men By These Presents, that Whereas the Assessor of the City of Portland, County of Cumberland, for the year A.D. 1975, legally chosen and sworn, has assessed the real estate hereinafter described, in the sum of two hundred and sixty-eight Dollars and sixty-eight cents, taxed to Waldron, Edith K. & as Executrix Etals

as a single owner of real estate in said Portland, which tax he did in his list of assessments on the 18th day of December, A.D. 1975, by his warrant commit to me, John G. DePalma, Director of Finance of said city for said year, and my successors in office, legally chosen and sworn, to collect; and whereas no person has appeared to discharge said tax, and the same remained unpaid on the first Monday in February next after said tax was assessed, although I, the said John G. DePalma, Director of Finance, as aforesaid, gave notice that the said tax remained unpaid, and of my intention to sell so much of said real estate or interest as was necessary for payment of said tax and all charges by causing said notices to be posted in the following places, viz. — District One, Precinct One, near the entrance to Marada Adams School, 44 Moody Street; District One, Precinct Two, near the entrance to Franklin Towers, 211 Cumberland Ave., District One, Precinct Three, near the entrance to Peaks Island Schoolhouse; District One, Precinct Four, near the entrance to the Long Island Schoolhouse; District One, Precinct Five, near the entrance to Community Hall, Cliff Island; District Two, Precinct One, near the entrance to City Hall, Myrtle Street side; District Two, Precinct One A, near the Dearing Street Place Parking Lot entrance to Immanuel Baptist Church; District Two, Precinct Two, near the entrance to St. Luke's Parish House, 132 Park Street; District Two, Precinct Two A, near the entrance to Harbor Terrace, 284 Danforth St.; District Three, Precinct One, near the East entrance to Bramhall Fire Station; District Three, Precinct One A, near the rear Club Room entrance to St. Patrick's Church, 1348 Congress St.; District Three, Precinct Two, near the entrance to Community Hall, 21 Popham Street, Sagamore Village; District Three, Precinct Two A, near the entrance to Stroudwater Grange Hall, 1711 Congress Street; District Four, Precinct One, near the entrance to the Exposition Building, 208 Park Ave.; District Four, Precinct One A, near the parking lot entrance to the Woodlands Congregational Church, 208 Woodford Street; District Four, Precinct Two, near the entrance to the Longfellow School, 464 Stevens Ave., Pleasant Ave. side; District Four, Precinct Two A, near the entrance to the Roosevelt School, 228 Stevens Ave., Brighton Avenue side; District Five, Precinct One, near the entrance to the Baxter School, 150 Ocean Avenue; District Five, Precinct One A, near the entrance to the Parish House, Clark Memorial Methodist Church, 16 Pleasant Avenue; District Five, Precinct Two, near the entrance to the Armory, 772 Stevens Avenue, Driveway side; District Five, Precinct Two A, near the entrance to Engine Nine, 1400 Forest Avenue; District Six, Precinct One, near the entrance to the Presumpscot School, 67 Presumpscot Street; District Six, Precinct One A, near the Annex Building Entrance, St. Plus Church, 482 Ocean Avenue; District Six, Precinct Two, near the entrance to the Lyman Moore School, 171 Auburn Street; District Six, Precinct Two A, near the entrance to the North Dearing Grange Hall, 1408 Washington Avenue; they being the places where warrants for ward meeting are required to be posted, according to law, and on the 18th day of December, A.D. 1975, I posted such notices, being at least six weeks before said first Monday in February next after said tax was assessed (said notices being in form and substance as required by the provisions of Sections 1071-1084 of Title 36 of M.R.S.A., and acts additional thereto and amendatory thereof).

And Whereas, I, John G. DePalma, Director of Finance, did on the 18th day of December, A.D. 1975, lodge with the City Clerk of the City of Portland a copy of each such notice with my certificate thereon that I had given notice of the intended sale as required by law and in the manner hereinbefore set forth, and on the 19th day of January, A.D. 1976, being at least ten days before the day of the sale, I, John G. DePalma, Director of Finance of the City of Portland for the year 1975 notified Waldron, Edith K. & as Executrix Etals the owner of said land, by mailing to them at their last and usual address, a written notice signed by me, stating the time and place of sale and the amount of taxes due, and whereas no person appeared to discharge said tax assessed on such real estate of the said Waldron, Edith K. & as Executrix Etals with costs of advertising on or before the time of sale, to wit, on the first Monday of February, A.D. 1976, at nine o'clock in the forenoon, I, the said John G. DePalma, Director of Finance as aforesaid, proceeded to sell at public auction so much of said real estate or interest as was necessary to pay the tax due and charges in the manner following, viz: I sought bidders who would pay the sum due for the least fractional part of the estate; no person offered to pay the sum due for any fractional part of the estate. The City of Portland was the highest bidder and offered to pay the sum due for the whole of the estate. I struck off the said estate to the City of Portland for the sum due.

Now, Therefore, I, John G. DePalma, Director of Finance of said Portland, for the year 1975, legally chosen and sworn in consideration of the sum of two hundred and sixty-eight Dollars and thirty-eight cents, being the amount of said tax remaining unpaid and interest and charges thereon to me paid by the City of Portland, State of Maine, in the County of Cumberland, have granted, bargained, and sold by these presents do grant, bargain, sell and convey unto the said City of Portland the following described real estate situated in the City of Portland, to wit: Real Estate, Portland, Maine, Assessor's Plans on file in Assessor's Office, City Hall, Summer Street 39-41, Assessor's Plan 58-A-31-46

Said plan on file in the City Assessor's Office, City Building, Portland, Maine.
To Have and to Hold, the same to the said City of Portland and its successors and assigns for their proper use and behoof forever, subject, however, to the right of redemption which the owners thereof or any other person has or may have at any time within the time specified by law.

In Witness Whereof, I hereunto set my hand and seal in my said capacity as Director of Finance of said Portland, duly authorized by law this 27th day of February, A.D. 1976.
Signed, Sealed and Delivered in Presence of
Maurice E. Egan
John G. DePalma Director of Finance
February 27, 1976

State of Maine, County of Cumberland, ss
Then personally appeared the above-named John G. DePalma and acknowledged the above instrument to be his free act and deed in his capacity as Director of Finance of the City of Portland.

Before Me,
Gaylord Stebbins Justice of the Peace.

STATE OF MAINE
CUMBERLAND, ss. REGISTRY OF DEEDS
Received at 2:30 P M on 25 1979 and recorded in
Book 4388 Page 37
Leah S. Tibbitts DEPUTY Register

WT 31, cont.

Meaning and intending to convey the same land and building
which the said grantor acquired by tax deed dated Mar. 5, 1979

The deed above referred to is recorded in the Cumberland
County Registry of Deeds in Book 4388 Page 37

This property was assessed to Edith K. Waldron & as Executrix Etals

and was sold 1st Monday in Feb. 1976 for the non-payment of
the 1975 tax. ~~XX~~
~~XX~~

At each tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon
for the year 1983-84 and said grantee assumes and agrees to pay said
taxes as part of the consideration for this conveyance.

To have and to hold the same, together with all the privi-
leges and appurtenances thereunto belonging to the said Elizabeth
Giose Dale C/O W Norris Dale Jr. and theirs

Heirs and Assigns, forever.

1706-66

force and virtue.

Said Ellsworth R. McKeen and Hazel E. McKeen, to have possession of said premises until they shall have failed to perform the condition of this bond.

Signed, Sealed and Delivered in Presence of

Clifford L. Swan
to all

Ellsworth R. McKeen Seal
Hazel E. McKeen Seal
Samuel W. Phinney Seal
Eva A. Phinney Seal

State of Maine. Cumberland County, ss.

January 21, 1943.

Personally appeared the above named Samuel W. Phinney, and acknowledged the above instrument to be his free act and deed.

Before me, Marion Esther White Notary Public, Notarial Seal

My Commission Expires Nov. 15, 1948

Received January 22, 1943, at 11h 10m A. M., and recorded according to the original =

Yankowsky & to Yankowsky & Q. C.

KNOW ALL MEN BY THESE PRESENTS, That We, Oscar Yankowsky, Stanley F. Jankowski, Edward Yankowsky, all of Portland, inthe County of Cumberland and State of Maine, and Edith A. Sienkewicz of Salem, in the County of Essex and Commonwealth of Massachusetts, and Flora M. Yankowsky of said Portland, Guardian of Henry Yankowsky, Jr. and Flora Zofia Yankowsky, in consideration of one dollar and other valuable consideration, paid by William Yankowsky and Norbert James Yankowsky, both of said Portland, in said County and State, the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said William Yankowsky and Norbert James Yankowsky, their heirs and assigns forever, all our right, title and interest in and to a certain lot or parcel of land with the buildings thereon, situated on the northerly side of Summer Street, in said Portland, and formerly known as number twenty-seven (27) but now numbered forty-nine (49) on said street. Said lot is about forty (40) feet on the street and is about one hundred (100) feet deep, and the same premises conveyed by Joseph Olas to Michael Yankowski and his wife, Grasilda Yankowski, in which deed the surname was written Iankowski, by deed dated June 4, 1909, and recorded in Cumberland County Registry of Deeds, Book 843, Page 78, to which deed and deeds therein referred to reference may be had for a more particular description.

Our title in the above described premises was derived by descent from the late Anthony Yankowski who died intestate.

U.S.I.R. \$0.55 O.Y.& 11-12-42

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said William Yankowsky and Norbert James Yankowsky, 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 them the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under us.

1-22-43

lot 33, cont.

3079-277

Know All Men by These Presents.

That I, ⁴⁰⁵⁶VERONICA J. YANKOWSKY, of Portland, in the County of Cumberland and State of Maine

³ NORBERT JAMES YANKOWSKY, JR. and ³ JOAN T. YANKOWSKY, Sr

in consideration of One dollar and other valuable considerations, being less than One hundred (\$100.00) dollars,

paid by NORBERT J. YANKOWSKY, JR. and JOAN T. YANKOWSKY, husband and wife

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Norbert J. Yankowsky, Jr. and Joan T. Yankowsky

as joint tenants and not as tenants in common, and their heirs and 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 northerly side of Sumner Street, in said Portland, and formerly known as number twenty-seven (27) but now numbered forty-nine (49) on said street. Said lot is about forty (40) feet on the street and is about one hundred (100) feet deep, and the same premises conveyed by Joseph Dias to Michael Yankowski and his wife, Gracilda Yankowsky, in which deed the surname was written Yankowsky, by deed dated June 4, 1909, and recorded in Cumberland County Registry of Deeds, Book 843, Page 78, to which deed and deeds therein referred to reference may be had for a more particular description.

Being the same premises which were conveyed to me by William Yankowsky and Norbert James Yankowsky by their Quit-Claim Deed dated the 31st day of July, 1963, which deed is to be recorded in the Cumberland County Registry of Deeds, and to which reference may be had for a more particular description

326-69

327-67

Lot 33, cont.

BK 12159PG197

53091

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that NORBERT J. YANKOWSKY, JR. and JOAN T. YANKOWSKY, of Saco, County of Cumberland, State of Maine, for consideration paid, grant to JAMES W. YANKOWSKY and KIMBERLY S. YANKOWSKY, as joint tenants, whose mailing address is 49 Summer Street, Portland, Maine 04102, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Summer Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the northwesterly side line of Summer Street at the southerly corner of land conveyed by Andrew Spring, et al, to Jeremiah Regan by deed dated July 18, 1872 and recorded in Cumberland County Registry of Deed in Book 395, Page 101; thence southwesterly by Summer Street forty (40) feet, more or less, to the easterly corner of land formerly of Margaret McLaughlin; thence northwesterly by said McLaughlin land, one hundred (100) feet, more or less, to other land formerly of Margaret McLaughlin; thence northeasterly by said McLaughlin land, forty (40) feet, more or less, to said Regan land; thence southeasterly by said Regan land, one hundred (100) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Grantors herein by deed of Veronica J. Yankowsky by deed dated March 26, 1969 and recorded in said Registry of Deeds in Book 3079, Page 277.

IN WITNESS WHEREOF, the said Norbert J. Yankowsky, Jr. and Joan T. Yankowsky have set their hands this 11th day of October, 1995.

Thomas Jewell
Witness

Norbert J. Yankowsky, Jr.
Norbert J. Yankowsky, Jr.

to both
Witness

Joan T. Yankowsky
Joan T. Yankowsky

STATE OF MAINE
COUNTY OF CUMBERLAND

October 11, 1995

Then personally appeared before me Norbert T. Yankowsky, Jr. and Joan T. Yankowsky, and acknowledged the foregoing instrument to be their free act and deed.

Before me,
Thomas Jewell
Thomas P. Jewell
Attorney at Law

RECEIVED
RECORDED REGISTRY OF DEEDS
95 OCT 12 PM 1:10
CUMBERLAND COUNTY
John B O'Brien

LOT 33, cont.

Doc#: 60776 Bk:21616 Pg: 196

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JAMES N. YANKOWSKY and KIMBERLY S. YANKOWSKY of Buxton, Maine, for consideration paid, grant to TIMOTHY J. MCINNIS of Westbrook, Maine, whose mailing address is 14 Crestwood Drive, Westbrook, Maine 04092, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below.

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Summer Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the northwesterly side line of Summer Street at the southerly corner of land conveyed by Andrew Spring, et al, to Jeremiah Regan by deed dated July 18, 1872 and recorded in Cumberland County Registry of Deeds in Book 395, Page 101; thence southwesterly by Summer Street forty (40) feet, more or less, to the easterly corner of land formerly of Margaret McLaughlin; thence northwesterly by said McLaughlin land, one hundred (100) feet, more or less, to other land formerly of Margaret McLaughlin; thence northeasterly by said McLaughlin land, forty (40) feet, more or less, to said Regan land; thence southeasterly by said Regan land, one hundred (100) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Grantors herein by deed of Norbert J. Yankowsky, Jr. and Joan T. Yankowsky, dated October 11, 1995 and recorded in said Registry of Deeds in Book 12159, Page 197.


MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, the said James N. Yankowsky and Kimberly S. Yankowsky have set their hands this 30 day of July, 2004.

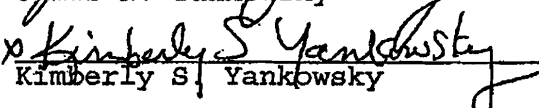


Witness to both

Witness



James N. Yankowsky



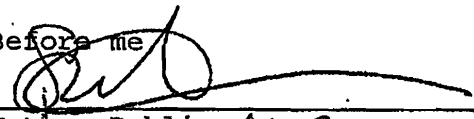
Kimberly S. Yankowsky

STATE OF MAINE
COUNTY OF CUMBERLAND

July 30, 2004

Then personally appeared before me James N. Yankowsky and Kimberly S. Yankowsky, and acknowledged the foregoing instrument to be their free act and deed.

Before me



Notary Public *Attorney*
Susan Harlan

Received
Recorded Registrar of Deeds
Aug 02, 2004 12:50:51P
Cumberland County
John B O'Brien

LOT 33

WARRANTY DEED

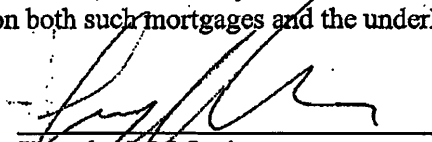
KNOW ALL BY THESE PRESENTS, that TIMOTHY J. McINNIS, of Westbrook, Maine, with a mailing address of 14 Crestwood Drive, Westbrook, Maine 04092, for consideration paid, hereby GRANTS unto 49 SUMMER STREET, LLC, a Maine limited liability company with a place of business and a mailing address of P.O. Box 745, Westbrook, Maine 04092, WITH WARRANTY COVENANTS, the following premises:

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Summer Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the northwesterly side line of Summer Street at the southerly corner of land conveyed by Andrew Spring, et al, to Jeremiah Regan by deed dated July 18, 1872 and recorded in the Cumberland County Registry of Deeds in Book 395, Page 101; thence southwesterly by Summer Street forty (40) feet, more or less, to the easterly corner of land formerly of Margaret McLaughlin; thence northwesterly by said McLaughlin land, one hundred (100) feet, more or less, to other land formerly of Margaret McLaughlin; thence northeasterly by said McLaughlin land, forty (40) feet, more or less, to said Regan land; thence southeasterly by said Regan land, one hundred (100) feet, more or less, to the point of beginning.

Being the same premises conveyed to Timothy J. McInnis by James N. Yankowsky and Kimberly S. Yankowsky by deed dated July 30, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21616, Page 196.

SUBJECT TO (i) a first priority mortgage given by Timothy J. McInnis to Option One Mortgage Corporation dated September 15, 2005 and recorded in said Registry of Deeds in Book 23170, Page 157 securing a loan in the original principal amount of \$383,350, and (ii) a junior priority mortgage given by Timothy J. McInnis to Randolph Scott Olsen dated October 12, 2005 and securing a loan in the original principal amount of \$20,000. By the acceptance and recording hereof, 49 Summer Street, LLC hereby assumes liability, jointly and severally with Timothy J. McInnis, upon both such mortgages and the underlying indebtedness secured thereby.

DATED: December 29, 2005



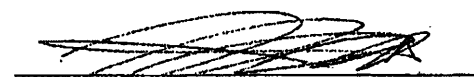
Timothy J. McInnis

STATE OF MAINE
COUNTY OF CUMBERLAND

December 29, 2005

Personally appeared before me the above named Timothy J. McInnis, and acknowledged the foregoing instrument to be his free act and deed.

[SEAL]



Notary Public / Maine Attorney at Law
Print Name: Richard N. Bryant
My Commission Expires: _____

Received
Recorded Register of Deeds
Jan 05, 2006 08:49:01A
Cumberland County
John B O'Brien

LOT 33

**QUITCLAIM DEED WITHOUT COVENANT
(Release Deed)**

Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificates, Series 2006-OPT2, a corporation duly organized and existing under law with a place of business at 3 Ada, in the County of Orange and State of California, as foreclosing mortgagee, for consideration paid, grants to **Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificates, Series 2006-OPT2** with a mailing address of 3 Ada Irvine CA 92618 County of Orange and State of California, forever, as purchaser at a public sale conducted on July 25, 2007, the following described real estate:

See property description attached hereto.

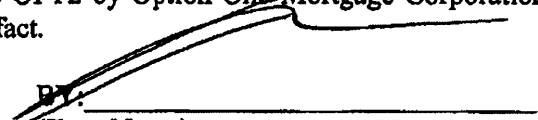
The Grantee herein was the highest bidder at a foreclosure sale held pursuant to the Judgment of Foreclosure and Sale, entered in the Maine District Court at , Maine, on March 6, 2006 and docketed on March 8, 2006, in an action brought by Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificates, Series 2006-OPT2 against Timothy J. McInnis, Docket No. RE-06-214, for the foreclosure of a mortgage recorded in the Cumberland Registry of Deeds in Book 23170, Page 157.

This conveyance is made subject to any and all real estate taxes and water and sewer assessments which may be outstanding against the aforesaid real estate, which taxes and water and sewer assessments the Grantee(s) agree(s) to assume and pay.

IN WITNESS WHEREOF, the said Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificates, Series 2006-OPT2, as has caused this instrument to be signed by Rick Wilken in his/her capacity as Asst. Secretary, this 5 day of August, 2007

Signed, Sealed and Delivered
in presence of

Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificates, Series 2006-OPT2 by Option One Mortgage Corporation as servicer and attorney in fact.

BY: 
(Type Name): Rick Wilken
ITS: Assistant Secretary

State of MI

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Summer Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the northwesterly sideline of Summer Street at the southerly corner of land conveyed by Andrew Spring, et al, to Jeremiah Regan by deed dated July 18, 1872 and recorded in Cumberland County Registry of Deeds in Book 395, Page 101; thence southwesterly by Summer Street forty (40) feet, more or less, to the easterly corner of land formerly of Margaret McLaughlin; thence northwesterly by said McLaughlin land, one hundred (100) feet, more or less, to other land formerly of Margaret McLaughlin; thence northeasterly by said McLaughlin land forty (40) feet, more or less, to said Regan land; thence southeasterly by said Regan land, one hundred (100) feet, more or less, to the point of beginning.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises as described in the deed from James N. Yankowsky and Kimberly S. Yankowsky to Timothy J. McInnis dated July 30, 2004 and recorded in Book 21616 Page 196 Cumberland County Registry of Deeds.

Received
Recorded Register of Deeds
Aug 20, 2007 02:57:53P
Cumberland County
Pamela E. Lovley

Lot 33, cont.

REO #0018827048

**SPECIAL WARRANTY DEED
(Quitclaim Deed with Covenant)**

Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificate, Series 2006-OPT2, a corporation duly organized and existing and having a place of business c/o Option One Mortgage Corporation, in the City of Irvine and State of California, for consideration paid, GRANTS to *CLH Properties, LLC*, having a principal mailing address of 31 Mill Street, Yarmouth, Maine 04103 hereinafter called "Grantee", and its successors and/or assigns forever, WITH QUITCLAIM COVENANT, the following described property, with the buildings thereon, and the appurtenances belonging thereto, situated in the City of Portland, in the County of Cumberland, in the State of Maine, and being more particularly described as follows:

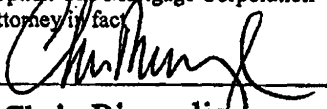
A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of Summer Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning on the northwesterly sideline of Summer Street at the southerly corner of land conveyed by Andrew Spring, et al. to Jeremiah Regan by deed dated July 18, 1872 and recorded in the Cumberland County Registry of Deeds in Book 395, Page 101; thence southwesterly by Summer Street forty (40) feet, more or less to the easterly corner of land formerly of Margaret McLaughlin; thence northwesterly by said McLaughlin land, one hundred (100) feet, more or less to other land formerly of Margaret McLaughlin; thence northeasterly by said McLaughlin land forty (40) feet, more or less, to said Regan land; thence southeasterly by said Regan land, one hundred (100) feet, more or less, to the point of beginning.


Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Reference is made to Judgment of Foreclosure and Sale in an action titled Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificate, Series 2006-OPT2, vs Timothy J. McInnis filed in the Maine District Court, Division of Portland, in Docket No. POR-RE-06-214 for a mortgage recorded in Book 23170, Page 157, of the Cumberland County Registry of Deeds. Being the same premises conveyed to the Grantor herein by deed dated August 6, 2007 in Book 25398, Page 128, said Registry of Deeds.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company as Trustee for HSI Asset Securitization Corporation 2006-OPT2 Mortgage Pass-Through Certificate, Series 2006-OPT2, by Option One Mortgage Corporation, its attorney in fact under a certain Power of Attorney dated April 17, 2007 to be recorded herewith in the Cumberland County Registry of Deeds, has caused this instrument to be executed by Chris Bisceglia, as Assistant Secretary thereunto duly authorized, this 21st day of December 2007.

WITNESS:

Deutsche Bank National Trust Company as
Trustee for HSI Asset Securitization
Corporation 2006-OPT2 Mortgage Pass-Through
Certificate, Series 2006-OPT2
By Option One Mortgage Corporation
Its attorney in fact
By: 
Title: **Chris Bisceglia**
Assistant Secretary


Rose Ann Howard

MAINE REAL ESTATE TAX PAID

SEAL