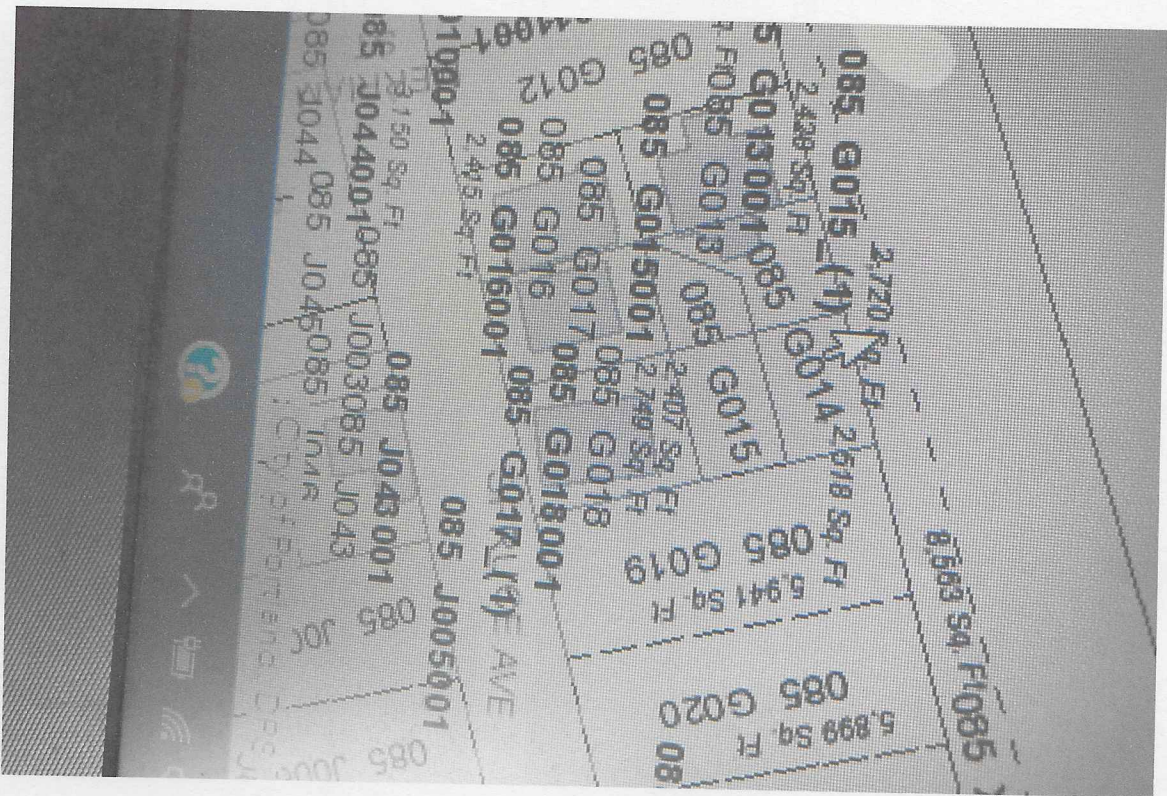


167 NEW ISLAND AVENUE  
 (50 SPRUCE AVENUE)

City, January 2019



0039067

BK 15600PG233

**WARRANTY DEED**  
**Maine Statutory Short Form**

WE, JOHN FEENEY SR. & LORRAINE FEENEY of 167 New Island Avenue, Peaks Island, ME 04108, for consideration paid, grant to CHON YE TAYLOR of 50 Spruce Ave, Peaks Island ME 04108, with Warranty Covenants, two certain lots or parcels of land with the building thereon, located on Peaks Island in the City of Portland, County of Cumberland, State of Maine, described as follows:

1. A certain lot or parcel of land with the building thereon, situated at Ocean Side Terrace, so-called, the same being the most southerly half of lot number forty-eight (48) as shown on a plan of said Ocean Side Terrace recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 21, and being more particularly described as follows: Beginning at the point on the division line between lot forty-eight (48) and lot forty-nine (49) on said Ocean Side Terrace, which point is sixty (60) feet southerly of the most southerly side of Island Avenue and running in a southerly direction a distance of sixty (60) feet to the most northerly side of Spruce Street as shown on said plan; thence in a westerly direction along said Spruce Street a distance of forty (40) feet to a point which point is the most southeasterly corner of lot number forty-seven (47); thence in a northerly direction at right angles to Spruce Street a distance of sixty and one-third (60.66) feet to a point; and thence easterly a distance of forty (40) feet to the point of beginning; containing 2,407 square feet of land, more or less.

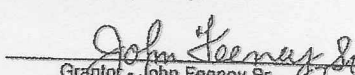
Grantors received title to this parcel by deed of Harmon Peaks Island Partnership dated 11-19-96 and recorded at Book 12827 Page 173 of the Cumberland Registry of Deeds.

2. Also a certain lot or parcel of land, adjacent to and northerly of the above described parcel, described as follows: Beginning at the northwesterly corner of the above described lot or parcel of land, and running forty and one one-hundredth (40.01) feet, more or less, east to an iron pin set and land now or formerly of Howard and Susanne Gallagher; thence continuing easterly (bearing S 84 25' 15" W) forty-two and eleven hundredths (42.11) feet to an iron pin; thence N 04 37' 36" W thirty (30) feet, more or less, along land now or formerly of the State of Maine, as recorded in the Cumberland Registry of Deeds at Book 3797, Page 180; thence running westerly (bearing S 84 25' 15" W) along remaining land of Feeney to a point; thence running at a southwesterly angle to the point of the beginning of this parcel.

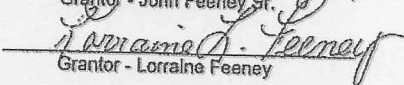
Grantors received title to this parcel, which is a portion of a larger lot, as described in a Notice of Foreclosure recorded at Book 11444 Page 217 of the Cumberland County Registry of Deeds.

WITNESS, our hand and seal this 15 day of July, 2000.

  
Witness

  
Grantor - John Feeney Sr.

  
Witness

  
Grantor - Lorraine Feeney

State of Maine  
Cumberland, SS

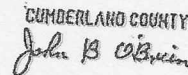
Personally appeared before me, the above named John Feeney Sr. and Lorraine Feeney, acknowledged the foregoing instrument to be their free act and deed, and subscribed the same.

Before me,

7-15-2000  
Date

  
Andrew J. Doukas, Attorney At Law ME Bar #2932

RECEIVED  
RECORDED REGISTRY OF DEEDS  
2000 JUL 17 PM 12:04

CUMBERLAND COUNTY  


MAINE REAL ESTATE TAX PAID

Received  
Recorded Register of Deeds  
May 09, 2003 11:23:42A  
Cumberland County  
John B. O'Brien

Correcting Deed  
**WARRANTY DEED**  
Maine Statutory Short Form

WE, JOHN FEENEY SR. & LORRAINE FEENEY of 167 New Island Avenue, Peaks Island, ME 04108, for consideration paid, grant to CHON YE TAYLOR of 50 Spruce Ave, Peaks Island ME 04108, with Warranty Covenants, two certain lots or parcels of land with the building thereon, located on Peaks Island in the City of Portland, County of Cumberland, State of Maine, described as follows:

1. A certain lot or parcel of land with the building thereon, situated at Ocean Side Terrace, so-called, the same being the most southerly half of lot number forty-eight (48) as shown on a plan of said Ocean Side Terrace recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 21, and being more particularly described as follows: Beginning at the point on the division line between lot forty-eight (48) and lot forty-nine (49) on said Ocean Side Terrace, which point is sixty (60) feet southerly of the most southerly side of Island Avenue and running in a southerly direction a distance of sixty (60) feet to the most northerly side of Spruce Street as shown on said plan; thence in a westerly direction along said Spruce Street a distance of forty (40) feet to a point which point is the most southeasterly corner of lot number forty-seven (47); thence in a northerly direction at right angles to Spruce Street a distance of sixty and two-thirds (60.67) feet to a point; and thence easterly a distance of forty (40) feet to the point of beginning; containing 2,407 square feet of land, more or less.

Grantors received title to this parcel by deed of Harmon Peaks Island Partnership dated 11-19-96 and recorded at Book 12827 Page 173 of the Cumberland Registry of Deeds.

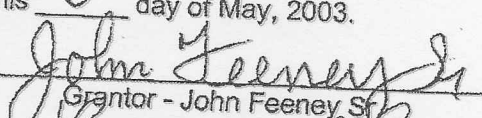
2. Also a certain lot or parcel of land, adjacent to and northerly of the above described parcel, described as follows: Beginning at the northwesterly corner of the above described lot or parcel of land, and running forty and one one-hundredth (40.01) feet, more or less, east to an iron pin set and land now or formerly of Howard and Susanne Gallagher; thence continuing easterly (bearing S 84° 25' 15" W)(Mag. North 1997) forty-two and eleven hundredths (42.11) feet to an iron pin; thence N 04° 37' 36" W thirty (30) feet, more or less, along land now or formerly of the State of Maine, as recorded in the Cumberland Registry of Deeds at Book 3797, Page 180; thence running westerly (bearing S 85° 22' 24" W) along remaining land of Feeney sixty five (65) feet to a point; thence running at a southwesterly angle (bearing S 24° 14' 21" W) thirty five and forty two hundredths (35.42) feet to the point of the beginning of this parcel.

Grantors received title to this parcel, which is a portion of a larger lot, as described in a Notice of Foreclosure recorded at Book 11444 Page 217 of the Cumberland County Registry of Deeds.


The purpose of this correcting deed is to add the bearing and distance information to the last calls of the second parcel, which were not included in the original deed recorded at Book 15600 Page 233 of the Cumberland Registry of Deeds.

WITNESS, our hand and seal this 5 day of May, 2003.

  
Witness

  
Grantor - John Feeney Sr.

  
Witness


  
Grantor - Lorraine Feeney

State of Maine  
Cumberland, SS

Personally appeared before me, the above named John Feeney Sr. and Lorraine Feeney, acknowledged the foregoing instrument to be their free act and deed, and subscribed the same.

Before me,  
5-5-03

Date

  
Andrew J. Doukas, Attorney At Law ME Bar #2932

**QUITCLAIM DEED**  
**JOINT TENANCY**

I, **CHON YE TAYLOR** of 50 Spruce Street, Peaks Island, ME 04108, for consideration paid, grant to **CHON YE TAYLOR and GARY DUNCAN TAYLOR** of 50 Spruce Ave; Peaks Island ME 04108, as **JOINT TENANTS** two certain lots or parcels of land with the building thereon, located on Peaks Island in the City of Portland, County of Cumberland, State of Maine, described as follows:

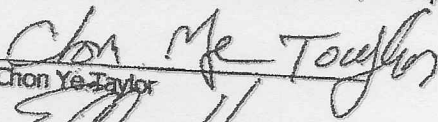
1. A certain lot or parcel of land with the building thereon, situated at Ocean Side Terrace, so-called, the same being the most southerly half or lot number forty-eight (48) as shown on a plan of said Ocean Side Terrace recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 21, and being more particularly described as follows: Beginning at the point on the division line between lot forty-eight (48) and lot forty-nine (49) on said: Ocean Side Terrace, which point is sixty (60) feet southerly of the most southerly side of Island Avenue and running in a southerly direction a distance of sixty (60) feet to the most northerly side of Spruce Street as shown on said plan; thence in a westerly direction along said Spruce Street a distance of forty (40) feet to a point which point is the most southeasterly corner of lot number forty-seven (47); thence in a northerly direction at right angles to Spruce Street a distance of sixty and two-thirds (60.67) feet to a point; and thence: easterly a distance of forty (40) feet to the point or beginning; containing 2,407 square feet of land, more or less.


Grantors received title to this parcel by deed of Harmon Peaks Island Partnership dated 11-19-96 and recorded at Book 12827 Page 173 of the Cumberland Registry of Deeds.

2. Also a certain lot or parcel of land, adjacent to and northerly of the above described parcel, described as follows: Beginning at the northwesterly corner of the above described lot or parcel of land, and running forty and one one-hundredth (40.01) feet, more or less, east to an iron pin set and land now or formerly or toward and Susanne Gallagher; thence continuing easterly (bearing S 84° 25' 15" W) (Mag. North 1997) forty-two and eleven hundredths (42.11) feet to an iron pin; thence N 04° 37' 36" W thirty (30) feet, more or less, along land now or formerly of the State of Maine, as recorded in the Cumberland Registry of Deeds at Book 3797, Page 180; thence running westerly (bearing S 85° 22' 24" W) along remaining land of Feeney sixty five (65) feet to a point; thence running at a southwesterly angle (bearing S 24° 14' 21" W) thirty five and forty two hundredths (35.42) feet to the point or the beginning of this parcel.

Meaning and intending to describe and convey the same premises conveyed to Chon Ye Taylor by Warranty Deed from John Feeney Sr. and Lorraine Feeney recorded at Book 15600 Page 233 Cumberland County Registry Deeds, as corrected by Corrective Deed recorded at Book 19348, Page 127, Cumberland County Registry on May 9, 2003.

WITNESS, my hand and seal this 15th day of September, 2006.

  
Chon Ye Taylor

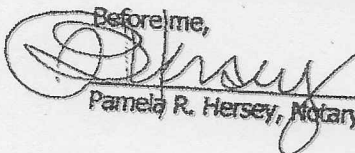
  
Ellen Huston, Witness

Received  
Recorded Register of Deeds  
Sep 19, 2006 03:06:14P  
Cumberland County  
John B O'Brien

SEAL

STATE OF MAINE  
COUNTY OF CUMERLAND

Personally appeared before me on this 15th day of September the above named Chon Ye Taylor and acknowledged the foregoing instrument to be her free act and deed and subscribed the same.

Before me,  
  
Pamela R. Hersey, Notary Public

**P.R. HERSEY**  
A Notary Public of Maine  
My Commission Expires 3/10/2007

SHORT FORM TRUSTEE'S DEED

John E. Feeney, Jr. and Kathleen A. Powell, whose mailing address is 216 Center Road, Gray, Maine 04039, as Trustees of The Lorraine L. Feeney Unified Credit Trust under Will dated 05/19/06, ("Grantor") by the power conferred by law, and every other power, FOR CONSIDERATION PAID grants to The Feeney Family R/E LLC, a Maine limited liability company with a mailing address of 216 Center Road, Gray, Maine 04039 ("Grantee"), certain real property, together with any improvements thereon, situated on Peaks Island, Portland, Cumberland County, Maine and more particularly described as follows:

A certain lot pr parcel of land with any buildings thereon, located on Island Avenue, Peaks Island, Portland, Maine, known as Tax Map and Lot 85-G-14 as shown on the Tax Map of the Assessor of the City of Portland, 1992, on file in the Assessor's Office of the City of Portland.

ALSO CONVEYING any and all interest in another certain lot or parcel of land with any buildings thereon, located on Island Avenue, Peaks Island, Portland, Cumberland County, Maine, known as Tax Map and Lot 85-G-13 on the Tax Map of the Assessor of the City of Portland for the year 1992, on file in the Assessor's Office of the City of Portland.

Being the same premises conveyed to the Grantor by Deed of Distribution from John E. Feeney, Jr. and Kathleen A. Powell as Personal Representatives of the Estate of Lorraine L. Feeney dated December 16, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26511, Page 126.

WITNESS my hand and seal this 12th day of May, 2010.

SEAL

WITNESS: Debra A Woolley  
Name: [Signature]

[Signature]  
John E. Feeney, Jr., Trustee of the  
Lorraine L. Feeney Unified Credit Trust  
Under Will dated 5/19/06

[Signature]  
[Signature]  
Name: \_\_\_\_\_

[Signature]  
Kathleen A. Powell, Trustee of the  
Lorraine L. Feeney Unified Credit Trust  
Under Will dated 5/19/06

State of Me County of Cumberland  
Signed before me on this 12 day  
of May 2010 by Debra Woolley  
Notary Public \_\_\_\_\_

State of Maine  
County of Cumberland ss.

May 12, 2010

PERSONALLY APPEARED the above-named John E. Feeney, Jr. and Kathleen A. Powell, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me,

Debra A. Woolley

Print Name:

Notary Public / Attorney at Law

Notary Commission Expires

State of ME County of Cumberland

Signed before me on this 12 day

of June 10

Notary Public

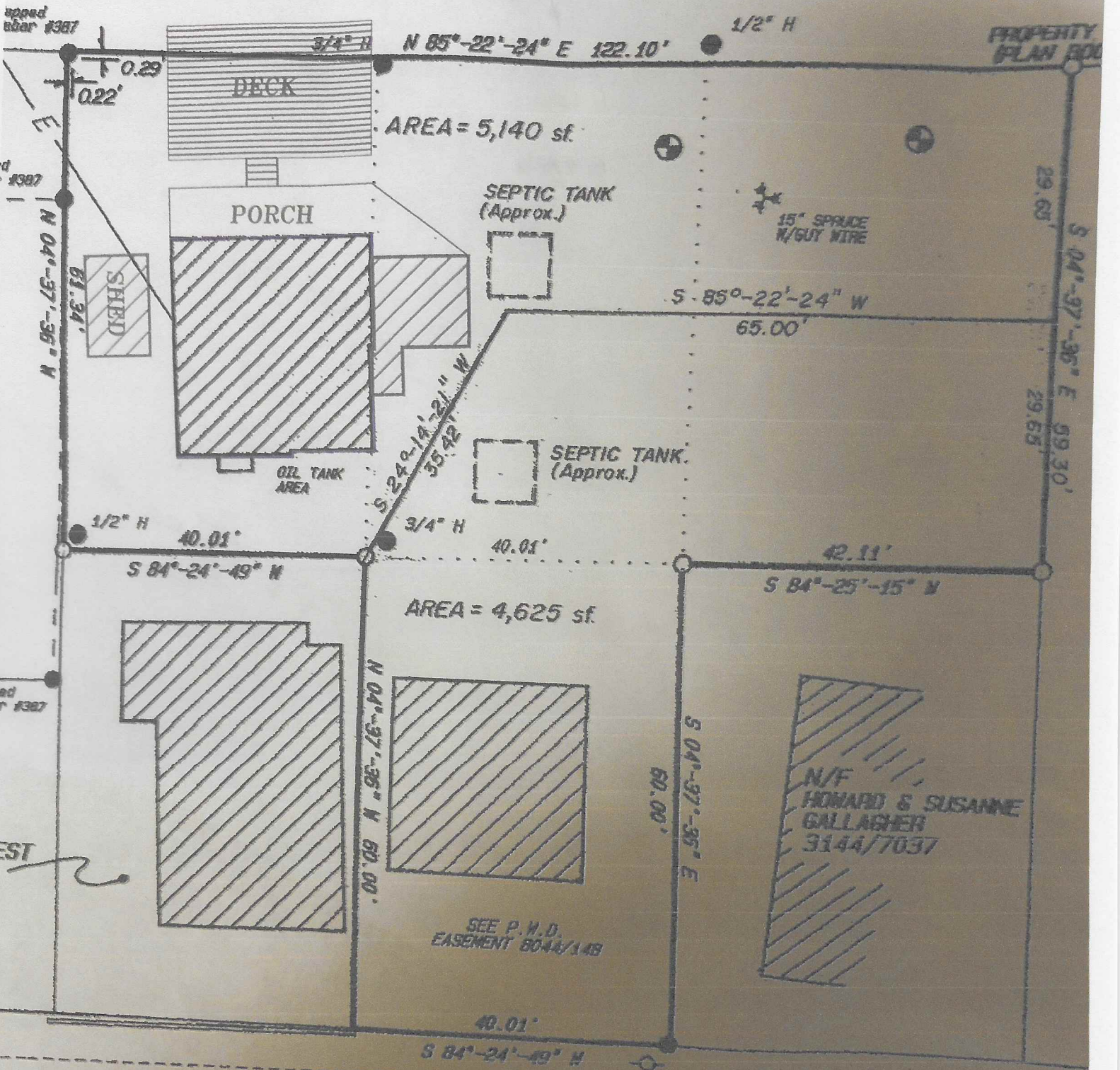
SEAL

Received  
Recorded Register of Deeds  
May 18, 2010 12:38:32P  
Cumberland County  
Pamela E. Lovley

SURVEY FROM 1997, UPDATED  
2001

R/W LINE PER CITY OF PORTLAND

GRAVEL



apped  
bar #387

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#387

ded  
or #387

EST

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e)

State of Maine, Cumberland  
Registry of Deeds  
Received

REV. 2  
REV. 1