

RECORDED IN
BOOK 2395
PAGE 151

Notary Public
for Cumberland County, Maine
My Commission Expires December 27, 1974

By *[Signature]*
Vice President
CASCO BAY ISLAND DEVELOPMENT ASSOCIATION
Portland, Maine

The debt secured by his mortgage has been fully paid and it, the wife in named mortgage, does hereby declare to be released the within described premises from said mortgage and all charges thereon. This ninth day of Sept. 1969

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE SEP 17 1969
Recorded at 12:44 PM, and recorded in
BOOK 3101 PAGE 839 *[Signature]* Registrar
Endorsed on mortgage recorded in Book 2395 Page 151.

Know all Men by these Presents,

That CASCO BAY ISLAND DEVELOPMENT ASSOCIATION, a charitable Corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by CHARLES JAMES WRIGHT, of Peaks Island in the City of Portland County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby rentier, release, bargain, sell and convey, and forever quit-claim unto the said CHARLES JAMES WRIGHT, his heirs and assigns forever,

A certain lot or parcel of land located on Peaks Island in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Being Lot Number 21 as shown on Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision dated January, 1969 and recorded in Cumberland County Registry of Deeds in Plan Book 79, Page 39.

Being part of the premises conveyed to the Grantor herein by Peter O. Cioffi by deed dated November 21, 1966 and recorded in said Registry of Deeds in Book 2981, Page 123 and subject to all exceptions and restrictions as described in the deed from the United States of America to Peter O. Cioffi dated August 29, 1958 and recorded in said Registry in Book 2434, Page 46, so far as the same is in force and of legal effect.

To Have and to Hold the same, together with all the privileges and appurtenances thereunto belonging, to him the said

CHARLES JAMES WRIGHT, his

Heirs and Assigns forever.

And the said Grantor Corporation does covenant with the said CHARLES JAMES WRIGHT, 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, except as aforesaid.

In Witness Whereof, the said CASCO BAY ISLAND DEVELOPMENT ASSOCIATION

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Winthrop K. Deane

, its Treasurer

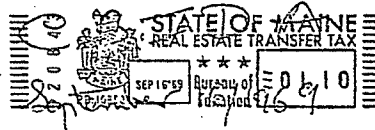
thereunto duly authorized, this 16th day of September in the year one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

Veronica P. Lovell

CASCO BAY ISLAND DEVELOPMENT ASSOCIATION

By *Winthrop K. Deane*
Treasurer



State of Maine } ss.
Cumberland

9-16-1969

Personally appeared the above named Winthrop K. Deane, Treasurer of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, *Richard E. [Signature]*
Justice of the Peace
MY COMMISSION Expires NOVEMBER 20, 1970

SEP 17 1969
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 9 H 45 AM, and recorded in
BOOK 3101 PAGE 839 *Edward P. [Signature]* Register

00198
Know All Men by These Presents.

687

That I, Charles James Wright of Westbrook, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable considerations

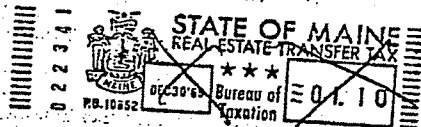
paid by Anne M. Walts of Delray Beach in the County of Palm Beach, State of Florida,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Anne M. Walts, her

heirs and assigns forever, a certain lot or parcel of land located on Peaks Island in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Being Lot Number 21 as shown on Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision dated January, 1969 and recorded in Cumberland County Registry of Deeds in Plan Book 79, Page 39.

Being the same premises conveyed to the grantor herein by Casco Bay Island Development Association by deed dated September 16, 1969 and recorded in Cumberland County Registry of Deeds in Book 3101, Page 839, and subject to all exceptions and restrictions as described in deed from the United States of America to Peter O. Cioffi, dated August 29, 1958 and recorded in said Registry of Deeds in Book 2434, Page 46, so far as the same are in force and of legal effect.



Grant and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Anne M. Walts, her

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

And I do warrant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid;

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, except as aforesaid.


In Witness Whereof, I, the said Charles James Wright, being unmarried, and

~~whereof the said~~

~~joining in this deed as Grantee and~~
~~redemption and conveying~~ ~~right by descent and all other~~
~~rights in the above described premises;~~ have hereunto set my hand and seal this 29th day of December in the year of our Lord one thousand nine hundred and

Signed, Sealed and Delivered
in presence of

R. B. Pearson

Charles James Wright 

State of Maine, Cumberland, ss. Dec. 29 1967.

Personally appeared the above named Charles James Wright

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

DEC 30 1967

Before me Rindy B. Pearson
Justice of the Peace
Notary Public

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 9 H - 10 A.M. and recorded in
BOOK 3113 PAGE 681

Edward R. [Signature] Registrar

30799
WARRANTY DEED
Joint Tenancy

BK7252PG0061

Know all Men by these Presents,

That I, ANNE M. WALTERS, of Stuart, in the County of Martin and State of Florida,

in consideration of One Dollar and Other Valuable Consideration,

paid by DENNIS ^HX. CARIGNAN and GEORGETTE GINGRAS, of Londonderry, in the County of Rockingham and State of New Hampshire,

whose mailing address is 16 Oakridge Drive
Londonderry, NH 03053

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said DENNIS ^HX. CARIGNAN and GEORGETTE GINGRAS,

as joint tenants and not as tenants in common, their heirs and assigns forever.

A certain lot or parcel of land located on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Being Lot Number 21 as shown on Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision dated January, 1969 and recorded in Cumberland County Registry of Deeds in Plan Book 79, Page 39.

Being the same premises conveyed to the Grantor herein by Charles James Wright by deed dated December 29, 19-- and recorded in the Cumberland County Registry of Deeds on December 30, 1969 in Book 3113, Page 681, subject to all exceptions and restrictions as described in the deed from the United States of America to Peter O. Cioffi, dated August 29, 1958 and recorded in said Registry of Deeds in Book 2434, Page 46, so far as the same are in force and of legal effect.

BK 7252 PG 0062

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said DENNIS ^{H.} CARIGNAN and GEORGETTE GINGRAS, as joint tenants and not as tenants in common, their heirs and assigns, to their own 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 encumbrances

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

In Witness Whereof, I, the said Anne M. Walts, being the said Grantor,

~~Notary Public~~

~~Notary Public~~ have hereunto set my hand and seal this 25th day of the month of June, A.D. 1986.

Signed, Sealed and Delivered in presence of

Ruth Kovar
Margaret E. Moormann
.....
.....
.....
.....

Anne M. Walts
Anne M. Walts

Florida

State of ~~Fla~~, County of Martin ss. June 25, 1986.

Then personally appeared the above named Anne M. Walts

and acknowledged the forgoing instrument to be her free act and deed.

Before me, *Margaret E. Moormann*
RECEIVED
RECORDED REGISTRY OF DEEDS
Notary Public
~~ATTEST~~

Notary Public, State of Florida at Largo
My Commission Expires July 12, 1986
By *[Signature]* thru Counselor, Johnson & Clark, Inc.

SEAL

1986 JUL -3 AM 9:53
Printed Name, MARGARET E. MOORMANN
CUMBERLAND COUNTY
James S. Wisch

BK8826PG0159

031888

WARRANTY DEED
(Joint Tenants)

MAINE REAL ESTATE TRANSFER TAX 2240

That, DENNIS H. CARIGNAN and GEORGETTE B. CARIGNAN, formerly known as Georgette Gingras, of Peaks Island, Portland, Maine, for valuable consideration, grant to WALTER D. TUTTLE and STEPHANIE A. DAMBRIE, as joint tenants and not as tenants in common, with a mailing address of Meridian Street, Peaks Island, Portland, Maine 04108, and 8 Kellogg Street, Portland, Maine 04101, with Warranty Covenants, the following described real property situated in Peaks Island, Portland, Cumberland County, Maine:

A certain lot or parcel of land situated in said Peaks Island, Portland on the Alderbrook Road, and being Lot Number 21 as shown on Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision dated January, 1969 and recorded in the Cumberland County Registry of Deeds in Plan Book 79, Page 39.

Meaning and intending to convey the same premises described in a deed from Anne M. Walts to Dennis H. Carignan and Georgette Gingras dated June 25, 1986, and recorded in the Cumberland County Registry of Deeds in Book 7252, Page 61.

Witness our hands this 14th day of July, 1989.

[Signature]

Witness
[Signature]

Witness

[Signature]

Dennis H. Carignan
[Signature]

Georgette B. Carignan

STATE OF MAINE
CUMBERLAND, SS.

July 14, 1989

Personally appeared the above named Dennis H. Carignan and Georgette B. Carignan and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]

Attorney at Law/Notary Public
[Signature]

James V Grosso
Printed Name

RECEIVED
REGISTRY OF DEEDS

1989 JUL 14 PM 3:16

CUMBERLAND COUNTY

[Signature]

60302

WARRANTY DEED

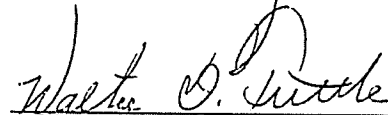
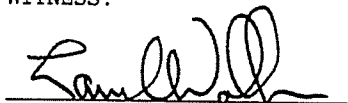
KNOW ALL PERSONS BY THESE PRESENTS, that I, WALTER D. TUTTLE, of Peaks Island in Portland, Maine, ("Grantor") for consideration paid by Jane C. Tuttle, my wife, formerly known as Jane C. Dustin and whose mailing address is 640 Seashore Avenue, Peaks Island, Maine 04108 ("Grantee") the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantee, her heirs and assigns forever, with warranty covenants a certain lot or parcel of land together with any buildings and fixtures thereon, located on Peaks Island in Portland, Cumberland County, Maine, and bounded and described as follows:

A certain lot or parcel of land situated on said Peaks Island in Portland on the Alderbrook Road, and being Lot Number 21 as shown on Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision dated January 1969 and recorded in the Cumberland County Registry of Deeds in Plan Book 79, Page 39. For title of the Grantor, reference is made to the deeds recorded in said Registry in Book 8826, Page 159, and in Book 8902, Page 195. Together with all easements and appurtenances thereto, including the rights of the Grantor under the instrument recorded in said Registry in Book 10266, Page 144, and subject to all mortgages of record.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, her heirs and assigns, to her and their use and behoof forever.

IN WITNESS WHEREOF, WALTER D. TUTTLE has hereunto set his hand and seal on this 17th day of November, 1995.

WITNESS:



Walter D. Tuttle

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

November 17, 1995

Then personally appeared the above named Walter D. Tuttle and acknowledged the foregoing instrument to be his free act and deed.

Before me,

 **SEAL**
Notary Public/Attorney at Law

Print Name: LAURENCE WALDEN

~~My commission expires:~~

1CW/90818/AA3

LAURENCE WALDEN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 2, 2000

RECEIVED
"RECORDED REGISTRY OF DEEDS"
95 NOV 17 PM 3:02
CUMBERLAND COUNTY
John B. O'Brien

0015669

8K 5382 PG 228

DEED OF DISTRIBUTION

I, Elisabeth ^{Dustin} ~~Keliner~~ of ^{Yarmouth} Freeport, Cumberland County, State of Maine, duly appointed and acting Personal Representative of the estate of Jane C. Tuttle deceased, whose Will was duly admitted to probate in the Probate Court for Cumberland County, Maine, on August 8, 1996, by the power conferred by law, and every other power, in distribution of the estate, grant to Elisabeth ^{Dustin} ~~Keliner~~, as Trustee of the Jane Tuttle Testamentary Trust, with a mailing address of ^{322 Cousins St Yarmouth ME 04096} 157 Durham Road, Freeport, ME 04032; being the person entitled to distribution, the real property in Peaks Island, Portland, Cumberland County, Maine, described as follows:

A certain lot or parcel of land situated on said Peaks Island in Portland on the Alderbrook Road, and being Lot Number 21 as shown on Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision dated January 1969 and recorded in the Cumberland County Registry of Deeds in Plan Book 79, Page 39.

Being and meaning to convey the same property conveyed by Walter D. Tuttle to Jane C. Tuttle, by deed dated November 17, 1995, and recorded in Cumberland County Registry of Deeds in Book 12219, Page 332.

WITNESS my hand and seal this 27 day of August 1999.

WITNESS:

Sandra O. McCarter

Olivia Dustin
Elisabeth ~~Keliner~~, Personal Representative
^{Dustin}

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

8-27-, 1999

Personally appeared the above-named Elisabeth ^{Dustin} ~~Keliner~~, Personal Representative of the estate of Jane C. Tuttle, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Sandra O. McCarter

SEAL

Notary Public
Print Name: SAVANNA O McCarter
My commission expires: 6/17/01

RECEIVED
RECORDED REGISTRY OF DEED:

2000 MAR 24 PM 1:55

CUMBERLAND COUNTY

John B. C. Brin

0.VA.BH.SCOT.0186.ded

DLN: 1001440002158

Trustee's Deed

MAINE REAL ESTATE TAX-Paid

KNOW ALL PERSONS BY THESE PRESENTS that **Elisabeth Dustin, Trustee of the Jane Tuttle Testamentary Trust** of Yarmouth, County of Cumberland and the State of Maine, for consideration paid, GRANT to **Patrick O. Bore and Therese G. Bore** of Doylestown, County of Bucks and State of Pennsylvania, whose mailing address is 99 Foxcroft Drive, Doylestown, PA 18901, as Joint Tenants, with **WARRANTY COVENANTS**, the land with buildings thereon in Peaks Island, Portland, County of Cumberland and State of Maine, described as follows

See Exhibit A

Being the same Premises conveyed to Elisabeth Dustin, Trustee of the Jane Tuttle Testamentary Trust, by virtue of deed from Elisabeth Dustin, dated August 27, 1999 and recorded in the Cumberland County Registry of deeds, Book 15382, Page 228.

WITNESS my hand and seal this

December 1, 2014

Jane Tuttle Testamentary Trust



WITNESS


Elisabeth Dustin, Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND

December 1, 2014

Then personally appeared the above-named Elisabeth Dustin, Trustee, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Notary Public

C TRENT GRACE
Notary Public, Maine
My Commission Expires February 2, 2015

EXHIBIT "A"

File No.: S14-635C

21 Alderbrook Road
Peaks Island
Portland, Maine

A certain lot or parcel of land together with any buildings and fixtures thereon, located on Peaks Island in Portland, Cumberland County, Maine, and bounded and described as follows:

A certain lot or parcel of land situated on said Peaks Island in Portland on the Alderbrook Road, and being Lot Number 21 as shown on Plan of Oceanside Project, Peaks Island, Maine, South Gate Subdivision dated January 1969 and recorded in the Cumberland County Registry of Deeds in Plan Book 79, Page 39.

The premises are subject to and benefitted by the terms and conditions of an appurtenant underground water easement in common with others as set forth in deed from Howard V. Heller et al to Walter D. Tuttle et al dated December 5, 1991 and recorded in said Registry of Deeds in Book 10266, Page 144.

This page contains a detailed description of the Parcel ID you selected.

[New Search!](#)

Current Owner Information:

Services

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL 085 M010001
Land Use Type SINGLE FAMILY
 Verify legal use with Inspections Division
Property Location 21 ALDERBROOK RD
Owner Information BORE PATRICK O & THERESA G BORE JTS
 99 FOXCROFT DR
 DOYLESTOWN PA 18901
Book and Page 31948/124
Legal Description 85-M-10
 ALDERBROOK RD 21
 PEAKS ISLAND
 18289 SF
Acres 0.4199

Current Assessed Valuation:



Best viewed at 800x600, with Internet Explorer

| | | |
|----------------------------------|--------------|---|
| TAX ACCT NO. | 13140 | OWNER OF RECORD AS OF APRIL 2015 |
| LAND VALUE | \$275,200.00 | BORE PATRICK O & |
| BUILDING VALUE | \$133,300.00 | THERESA G BORE JTS |
| NET TAXABLE - REAL ESTATE | \$408,500.00 | 99 FOXCROFT DR |
| | | DOYLESTOWN PA 18901 |
| TAX AMOUNT | \$8,427.36 | |

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

Building Information:

Building 1

Year Built 1991
Style/Structure Type CONTEMP
Stories 1.5
Units 1
Bedrooms 4
Full Baths 2
Total Rooms 8
Attic NONE
Basement FULL
Square Feet 1996

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

Sales Information:

| Sale Date | Type | Price | Book/Page |
|------------------|-----------------|--------------|------------------|
| 12/2/2014 | LAND + BUILDING | \$422,000.00 | 31948/124 |

| | | | |
|------------|-----------------|--------|-----------|
| 8/22/2014 | LAND + BUILDING | \$0.00 | / |
| 3/24/2000 | LAND + BUILDING | \$0.00 | 15382/228 |
| 7/8/1998 | LAND + BUILDING | \$0.00 | 12667/260 |
| 11/17/1995 | LAND + BUILDING | \$0.00 | 12219/332 |

New Search!