

2093
Know all Men by these Presents,

That CASCO BAY ISLAND DEVELOPMENT ASSOCIATION, a non-profit
Corporation organized and existing under the laws of the State of Maine
and having a place of business at Portland
in the County of Cumberland and State of Maine
in consideration of One Dollar (\$1.00) and other valuable considerations

paid by HOWARD U. HELLER and BETTY D. HELLER,

whose mailing address is Seashore Avenue
Peaks Island
Portland, Maine 04108

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey
unto the said HOWARD U. HELLER and BETTY D. HELLER, their

heirs and assigns forever,

A certain lot or parcel of land with any buildings and improvements thereon, located on Peaks Island, City of Portland, State of Maine, being bounded and described as follows:

Beginning at a point on the northerly side of Seashore Avenue, said point eighty and eight hundredths feet (80.08'), more or less, from the intersection of Seashore Avenue and Alder Brook Road (a/k/a Dump Road);

Thence, N10°58'25"E three hundred twenty-nine and twenty-three hundredths feet (329.23'), more or less, along land now or formerly of Patrick J. Gardner and Patricia Gardner, land now or formerly of Anne M. Walts, and land now or formerly of Theodora Alexander;

Thence N53°18'05"W eighty-one and seventy-two hundredths feet (81.72'), more or less, along the northeastern bound of land of said Alexander;

Thence, southwesterly one hundred sixty-eight and fifty-four hundredths feet (168.54'), more or less, along land of said Alexander to a point on the easterly side of said Alder Brook Road;

Thence, westerly along the easterly side of said Alder Brook Road to the southwest corner of land conveyed to Lionel Plante by deed recorded in the Cumberland County Registry of Deeds in Book 3734, Page 24;

Thence, northerly four hundred twenty feet (420'), more or less, along the eastern bound of land of said Plante to a point at a bound of land conveyed to the City of Portland by deed recorded in the Cumberland County Registry of Deeds in Book 3058, Page 893;

Thence, southeasterly three hundred fifty-six and seventy-six hundredths feet (356.76'), more or less, along said land of the City of Portland;

Thence, westerly fifty feet (50'), more or less;

Thence, S10°58'25"W four hundred twenty-six and forty-five hundredths feet (426.45'), more or less, along other land of the Grantee herein to a point on the easterly side of Alder Brook Road;

300

Thence, southwesterly twenty feet (20'), more or less, along said Alder Brook Road to the point of beginning;

Said parcel containing approximately 106,250 square feet and being Lot M-13 on City of Portland Tax Map No. 85, Peaks Island.

Subject to existing easement for water lines as shown on a Plan entitled City of Portland, Maine, Plan of Water Mains Reservation Area, prepared by H.I. and E.C. Jordan, dated May, 1977, and recorded in the Cumberland County Registry of Deeds in Plan Book 122, Page 10.

Meaning and intending to convey and hereby conveying a part of the property conveyed to the Grantor herein by deed of Peter O. Cioffi, dated November 21, 1962, and recorded in said Registry of Deeds in Book 2981, Page 123.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

HOWARD U. HELLER and BETTY D. HELLER, their

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

And the said Grantor Corporation does hereby warrant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, 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, 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

STUART LAUGHLIN, its PRESIDENT

thereunto duly authorized, this 12th day of the month of March 1981

A.D. 19 81 .

Signed, Sealed and Delivered in presence of

CASCO BAY ISLAND DEVELOPMENT ASSOCIATION

(Corporate Name)

[Signature]

By Stuart Laughlin

Its President

State of Maine, County of CUMBERLAND ss. June 12, 1981

Then personally appeared the above named STUART LAUGHLIN, PRESIDENT 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,

[Signature]

FEB 2 1982 REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE Received at 1 H 57 PM, and recorded in BOOK 4915 PAGE 299

Edward D. Gunstlin Register

Justice of the Peace Notary Public

0025714

BK 16203PG082

Warranty Deed
(Maine Statutory Short Form)

Howard U. Heller and Betty D. Heller of Peaks Island, Maine, for consideration paid, grant to Carolyn S. Gill and Jeffrey H. Gill as Joint Tenants, with a mailing address of 114 River Road, Topsfield, Massachusetts 01983 with WARRANTY COVENANTS, the following described real property situated at Alderbrook Road, Peaks Island, Portland, Cumberland County, Maine

MAINE REAL ESTATE TAX PAID

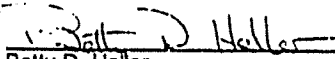
A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Casco Bay Island Development Association, dated June 12, 1981, and recorded in the Cumberland County Registry of Deeds in Book 4915, Page 299.

Witness our hands this 17th day of April, 2001.

Witness to all


Howard U. Heller


Betty D. Heller

State of Maine
County of Cumberland, ss

April 17, 2001

Personally appeared the above named Howard U. Heller and Betty D. Heller and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/Attorney at Law

Printed Name: Michael F. Power Jr.

Comm. Exp:

BK 16203PG083

EXHIBIT A

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RECEIVED
RECORDED REGISTRY OF DEEDS

2001 APR 17 PM 3:00

CUMBERLAND COUNTY

John B. C. Brien

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

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CBL 085 M013001
Land Use Type SINGLE FAMILY
Verify legal use with Inspections Division
Property Location 39 ALDERBROOK RD
Owner Information GILL CAROLYN S & JEFFREY H GILL JTS
28812 125TH PLACE SW
VASHON WA 98070
Book and Page 16203/082
Legal Description 85-M-13
ALDERBROOK RD 39
PEAKS ISLAND
106250 SF
Acres 2.4391

Current Assessed Valuation:



Best viewed at 800x600, with Internet Explorer

TAX ACCT NO.	13146	OWNER OF RECORD AS OF APRIL 2015
LAND VALUE	\$240,300.00	GILL CAROLYN S &
BUILDING VALUE	\$168,500.00	JEFFREY H GILL JTS
NET TAXABLE - REAL ESTATE	\$408,800.00	28812 125TH PLACE SW
		VASHON WA 98070
TAX AMOUNT	\$8,433.54	

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

Building Information:

Building 1

Year Built 2002
Style/Structure Type CAPE
Stories 2
Units 1
Bedrooms 3
Full Baths 2
Total Rooms 5
Attic PART FINSH
Basement PIER/SLAB
Square Feet 2295

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Sales Information:

Sale Date	Type	Price	Book/Page
4/17/2001	LAND + BUILDING	\$84,500.00	16203/82

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