



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Jeff Levine - Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

July 10, 2012

Jill Keefe  
Port Island Realty  
14 Welch Street  
Peaks Island, ME 04108

RE: 151 Brackett Street, Peaks Island – 087-LL-001 – IR-1 Zone

Dear Jill,

I am in receipt of your request to determine that the property located at 087-LL-001, called 151 Brackett Street, Peaks Island is a buildable lot or what the Land Use Zoning Ordinance defines as a Lot of Record.

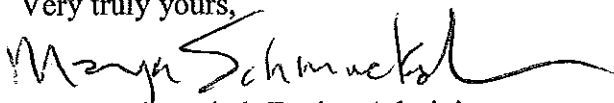
The property in question is located in an IR-1 Zone. The required lot size in the IR-1 Zone under section 14-145.4(a)1 is normally 40,000 square feet for lots with public water or 60,000 square feet for lots without public water; **except as provided in section 14-433**. Section 14-433 goes on to allow properties to be built upon if the lot is a: "...lot of record as of July 15, 1985, **and** held under separate and distinct ownership from adjacent lots **and** meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1....zone, **provided that** a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet ...".

I have reviewed the submitted deeds showing the chain of title for the lot in question and all abutting properties. The lot is a described lot existing prior to July 15, 1985. None of the abutting lots have been held in common with the subject lot since July 15, 1985. The current street frontage is just over 219 feet which is well over the required street frontage requirements. The current lot size shown in the Assessor's information is 25,345 square feet, well over the minimum 10,000 square feet required for a lot of record.

Therefore as section 14-433 allows, lot #087-LL-001 is considered to be a buildable lot.

Please note that this letter does not authorize construction to begin. Separate reviews and permits are required prior to any development. If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

  
Marge Schmuckal, Zoning Administrator

Report on  
Question

Lot 6 Record → AS of July 15, 1985

4000 Haines  
me parkers 9/28/74

87-LL-1 (lot 18)

March 24, 1971  
BK 3162 pg 895d

city of Portland  
↓ to  
James Payne & William Mahar

1985

Jan 18, 1995  
BK 11803 pg 295

James Payne & William Mahar

Norman Rasulis

to present

87-LL-2:3 (lot 17)

Nov. 1977  
BK 3208 pg 565

city of Portland  
↓ to  
Charles James Wright & John Faison

no deeds showing  
transfer to only John Faison

now only John Faison

88-M-9 (lot 9)

June 24, 1985  
BK 6803 pg 161

James J. Parson

Robert R. Fawcett  
~~BK 7850 pg 201~~  
~~Dec 14, 1987~~  
Robert R. Fawcett

Jon F. DiMando  
Joseph DiMando Jr.  
Ursula Bunnell (DiMando)

May 13, 1991  
BK: 9560 pg 201

Jon F. DiMando,  
Joseph DiMando Jr.  
Ursula DiMando

Rita M. Kessen

Norman A. Rasulis

current JT tenants

(85-EE-01)

David H. & Virginia A. Parker  
↓ 5474

State of ME -  
11/3/75

then  
State of ME  
to the  
Peaks Island Land  
Preserve

January 25, 2005

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard set backs, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum land area per dwelling unit.

Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet unless it is served by both public sewer and public water, in which case it shall have a minimum area of five thousand (5,000) square feet.

A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the Planning Board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

(Code 1968, § 602.19.L; Ord. No. 539-84, 5-7-84; Ord. No. 32-85, § 1, 7-15-85; Ord. No. 91-88, 7-19-88; Ord. No. 310-89, 1-30-89; Ord. No. 166-89, 12-11-89)

-----  
\*Editor's note—Ord. No. 91-88, adopted July 19, 1988, amended § 14-433 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 91-88. Subsequently, § 14-433 was amended by Ord. No. 310-89, adopted Jan. 30, 1989, to read as set out, which ordinance further provided that it be applicable to all pending proceedings and be enacted as an emergency.  
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#### **Sec. 14-434. Corner clearance.**

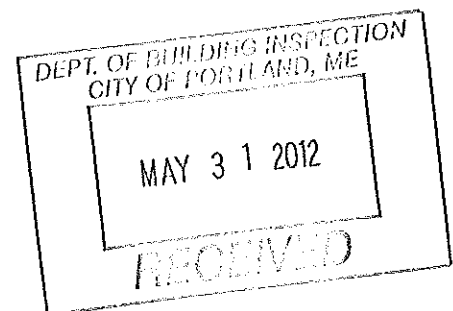
No obstruction higher than three and one-half (3 1/2) feet above the lowest elevation at the curbline shall be permitted on a corner lot within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points twenty-five (25) feet from the corner, unless said obstruction is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard. For the purpose of this section, the word "obstruction"

May 29<sup>th</sup>, 2012

Marge,  
I'm attaching deeds for lot 87-LL-1 to establish it as a lot of record and to show a chain of title.  
I've also attached deeds for the abutting properties.  
I hope this is sufficient to determine that 87-LL-1 is a buildable lot.  
Thanks,



Jill Keefe  
Port Island Realty  
207-766-5956 [cel]



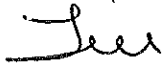
# Port Island Realty

June 9<sup>th</sup>, 2012

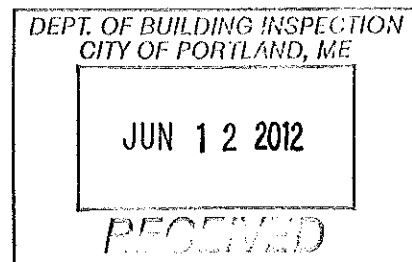
Marge Schmuckal  
Zoning Administrator  
389 Congress St.  
Portland, ME 04101

Dear Marge,  
My client, Norman Rasulis, would like to know if his lot, described as 87-LL-1 on the assessor sheet, is a buildable lot. I've enclosed his check for \$150.00 payable to the City of Portland so that you can make a Determination for his property at 151 Brackett Ave., Peaks Island. I left you a packet with deeds for that lot as well as those on either side. If you need anything else, please let me know.

Thank you,  
Jill



Jill Keefe  
Port Island Realty  
14 Welch St.  
Peaks Island, ME 04108  
207-766-5966  
207-766-5956 [cell]



## **Marge Schmuckal - determination request**

---

**From:** Marge Schmuckal  
**To:** jill@portisland.com  
**Date:** 6/26/2012 1:20 PM  
**Subject:** determination request

---

Hi Jill,

I am lacking some information that I need. There is a gap in the chain of title for one abutter 88-M-9 (lot #19). I do not see when Jon F. DiMauro et al purchased the property.

I also have no chain of title information on the abutting property of 85-EE-01 now owned by the Peaks Island Land Preserve.

Please submit those pieces. I need them to complete my determination letter.

Thank you,  
Marge

From: "jill@portisland.com" <jill@portisland.com>  
Subject: **Re: determination request**  
Date: June 29, 2012 7:12:43 AM EDT  
To: Marge Schmuckal <mes@portlandmaine.gov>

Marge,  
I hope I've included everything you need.

Thanks,

Jill



On Jun 26, 2012, at 1:20 PM, Marge Schmuckal wrote:

Hi Jill,

I am lacking some information that I need. There is a gap in the chain of title for one abutter 88-M-9 (lot #19). I do not see when Jon F. DiMauro et al purchased the property.

I also have no chain of title information on the abutting property of 85-EE-01 now owned by the Peaks Island Land Preserve.

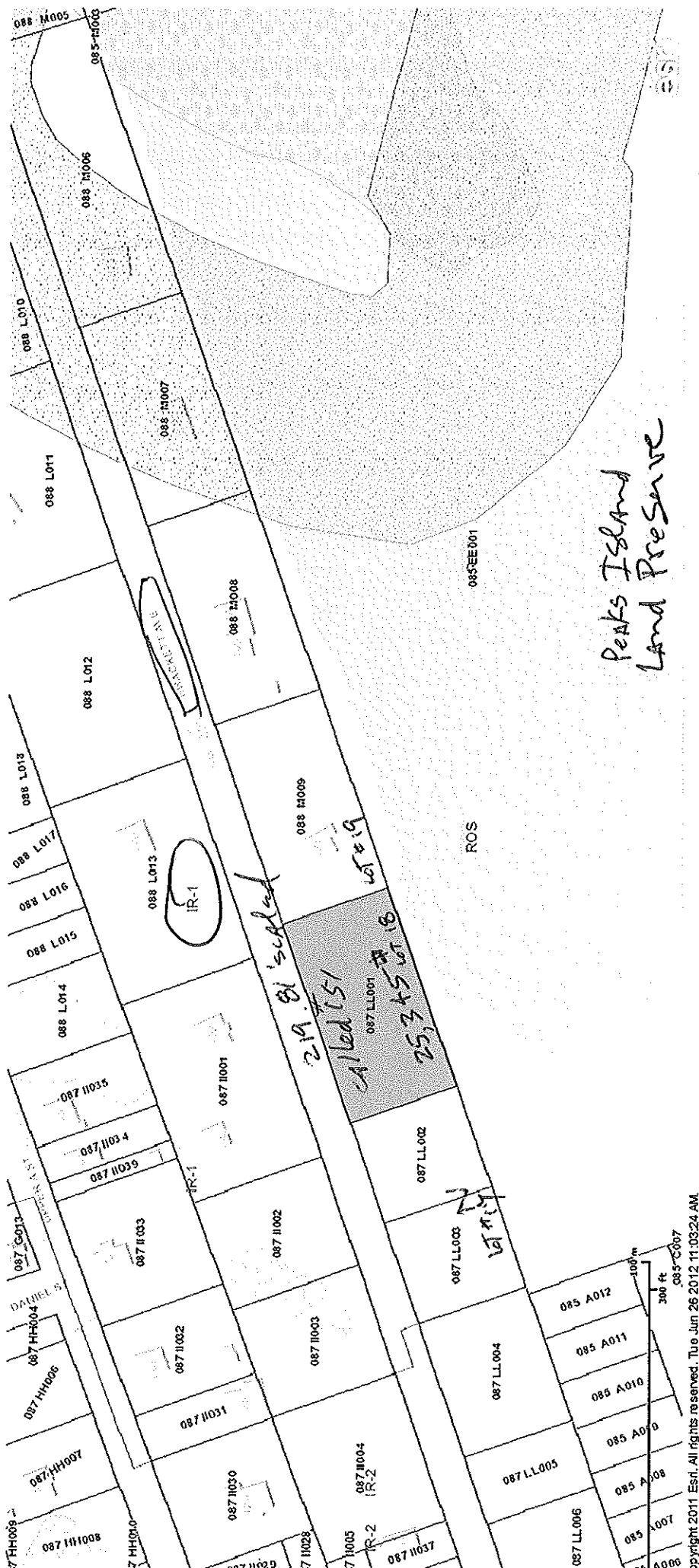
Please submit those pieces. I need them to complete my determination letter.

Thank you,  
Marge

Jill Keele  
Port Island Realty  
14 Welch St.  
Peaks Island, ME 04106  
207-766-5966  
207-766-5956 [cell]  
[jill@portisland.com](mailto:jill@portisland.com)

received 6/29/12

prackett ave





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**Current Owner Information:****Services****Applications****Doing Business****Maps****Tax Relief****Tax Roll****Q & A**

**CBL** 088 M009001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 171 BRACKETT AVE  
**Owner Information** RASULIS NORMAN A KW VET & RITA M KISSEN  
 171 BRACKETT AVE  
 PEAKS ISLAND ME 04108  
**Book and Page** 19148/11  
**Legal Description** 88-M-9  
 BRACKETT AVE 171  
 PEAKS ISLAND  
 28600 SF  
**Acres** 0.657

**Current Assessed Valuation:****browse city  
services a-z****browse facts and  
links a-z**

**TAX ACCT NO.** 14298 **OWNER OF RECORD AS OF APRIL 2011**  
 RASULIS NORMAN A KW VET &  
 RITA M KISSEN  
 171 BRACKETT AVE  
 PEAKS ISLAND ME 04108  
**LAND VALUE** \$172,000.00  
**BUILDING VALUE** \$122,900.00  
**HOHESTEAD EXEMPTION** (\$10,000.00)  
**POST WORLD WAR I VETERAN** (\$6,000.00)  
**NET TAXABLE - REAL ESTATE** \$278,900.00  
**TAX AMOUNT** \$5,098.30



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

**Building Information:**

Best viewed at  
 800x600, with  
 Internet Explorer

**Building 1**  
**Year Built** 1990  
**Style/Structure Type** CONTEMP  
**# Stories** 2  
**# Units** 1  
**Bedrooms** 3  
**Full Baths** 2  
**Total Rooms** 5  
**Attic** PART FINSH  
**Basement** CRAWL  
**Square Feet** 1764

[View Sketch](#)[View Map](#)[View Picture](#)**Sales Information:**

Sale Date	Type	Price	Book/Page
4/1/2003	LAND + BUILDING	\$0.00	19148/011
10/12/1999	LAND + BUILDING	\$0.00	15101/001
5/12/1999	LAND + BUILDING	\$0.00	14748/248
5/1/1991	LAND + BUILDING	\$155,000.00	9560/281

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**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](#)

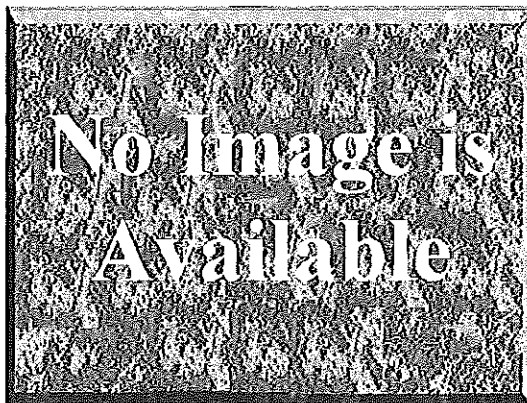
Best viewed at  
800x600, with  
Internet Explorer

<b>CBL</b>	087 LL001001
<b>Land Use Type</b>	VACANT LAND
<b>Property Location</b>	151 BRACKETT AVE
<b>Owner Information</b>	RASULIS NORMAN A 171 BRACKETT AVE PEAKS ISLAND ME 04108
<b>Book and Page</b>	11803/295
<b>Legal Description</b>	87-LL-1 BRACKETT AVE PEKS ISLAND 25345 SF
<b>Acres</b>	0.582

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	14014	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		RASULIS NORMAN A
<b>LAND VALUE</b>	\$70,800.00	171 BRACKETT AVE
<b>BUILDING VALUE</b>	\$0.00	PEAKS ISLAND ME 04108
<b>NET TAXABLE - REAL ESTATE</b>	\$70,800.00	
<b>TAX AMOUNT</b>	\$1,294.22	

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

[View Map](#)**Sales Information:**

Sale Date	Type	Price	Book/Page
1/1/1995	LAND	\$18,000.00	11803/295

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### ***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** 087 LL002001  
**Land Use Type** VACANT LAND  
**Property Location** 139 BRACKETT AVE  
**Owner Information** FAISON JOHN  
 30 W 15TH ST # 5S  
 NEW YORK NY 10011  
**Book and Page**  
**Legal Description** 87-LL-2-3  
 BRACKETT AVE  
 PEAKS ISLAND  
 29752 SF  
**Acres** 0.683

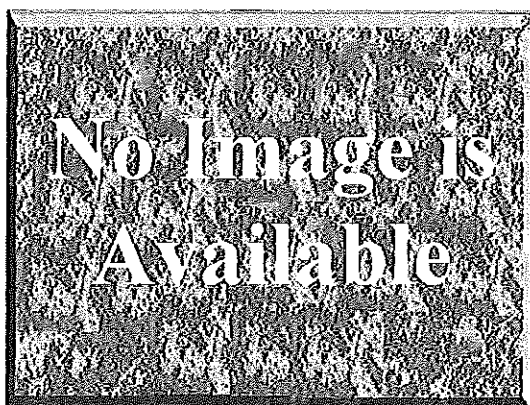
### ***Current Assessed Valuation:***

<b>TAX ACCT NO.</b>	14016	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		FAISON JOHN
<b>LAND VALUE</b>	\$72,400.00	30 W 15TH ST # 5S
<b>BUILDING VALUE</b>	\$0.00	NEW YORK NY 10011
<b>NET TAXABLE - REAL ESTATE</b>	\$72,400.00	
<b>TAX AMOUNT</b>	\$1,323.48	

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



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800x600, with  
Internet Explorer



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# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 35

**Tender Amount:** 150.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 6/12/2012

**Receipt Number:** 44912

## Receipt Details:

Reference ID:	425	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 151 Brackett Ave			

Thank You for your Payment!

766-5967 (FAX)  
Jill Keefe  
Reg # 766-5957

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**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](#)

<b>CBL</b>	085 EE001001
<b>Land Use Type</b>	BENEVOLENT & CHARITABLE
<b>Property Location</b>	160 NEW ISLAND AVE
<b>Owner Information</b>	PEAKS ISLAND LAND PRESERVE PO BOX 99 PEAKS ISLAND ME 04108
<b>Book and Page</b>	22283/311
<b>Legal Description</b>	85-EE-1 ISLAND AVE PEAKS ISLAND 887684 SF
<b>Acres</b>	20.378

*What about this*

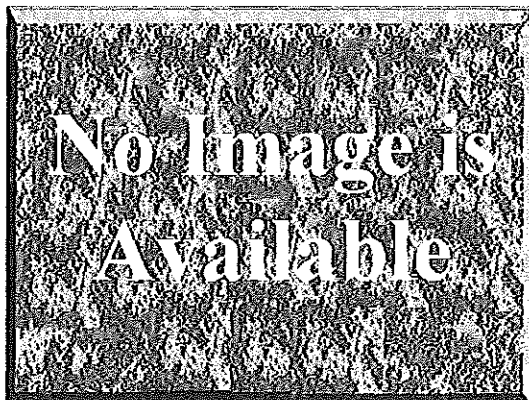
**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	13320	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		PEAKS ISLAND LAND PRESERVE
<b>LAND VALUE</b>	\$111,000.00	
<b>BUILDING VALUE</b>	\$0.00	PO BOX 99
<b>BENEVOLENT AND CHARITABLE (\$111,000.00)</b>		PEAKS ISLAND ME 04108
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00	
<b>TAX AMOUNT</b>	\$0.00	

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



Best viewed at  
800x600, with  
Internet Explorer

[View Map](#)**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
2/1/2005	LAND + BUILDING	\$0.00	22283/311

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**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](#)

<b>CBL</b>	087 LL001001
<b>Land Use Type</b>	VACANT LAND
<b>Property Location</b>	151 BRACKETT AVE
<b>Owner Information</b>	RASULIS NORMAN A 171 BRACKETT AVE PEAKS ISLAND ME 04108
<b>Book and Page</b>	11803/295
<b>Legal Description</b>	87-LL-1 BRACKETT AVE PEKS ISLAND 25345 SF
<b>Acres</b>	0.582

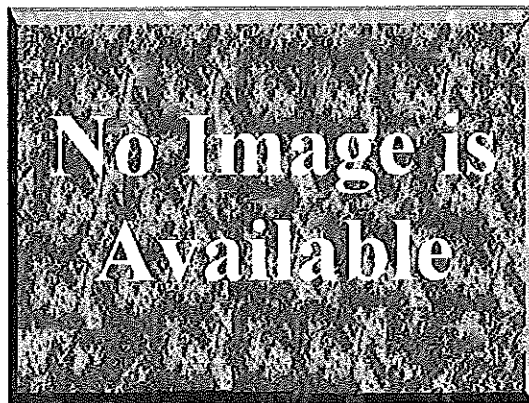
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<b>TAX ACCT NO.</b>	14014	<b>OWNER OF RECORD AS OF APRIL 2011</b>
		RASULIS NORMAN A
<b>LAND VALUE</b>	\$70,800.00	171 BRACKETT AVE
<b>BUILDING VALUE</b>	\$0.00	PEAKS ISLAND ME 04108
<b>NET TAXABLE - REAL ESTATE</b>	\$70,800.00	
<b>TAX AMOUNT</b>	\$1,294.22	

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



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800x600, with  
Internet Explorer

[View Map](#)**Sales Information:**

<b>Sale Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
1/1/1995	LAND	\$18,000.00	11803/295

[New Search!](#)

01516

## KNOW ALL MEN BY THESE PRESENTS

THAT We, JAMES B. PAYNE a/k/a J. BRADFORD PAYNE, of Harpswell, County of Cumberland, and State of Maine, and WILLIAM E. MAHAR, of Lewiston, County of Androscoggin, and State of Maine, in consideration of one dollar and other valuable considerations paid by NORMAN A. RASULIS, whose mailing address is Peaks Island, ME 04108, the receipt whereof we do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUIT-CLAIM unto the said Norman A. Rasulis, his heirs and assigns, forever, the real estate located on Peaks Island, in the City of Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land situated on Peaks Island in Portland, County of Cumberland, and State of Maine, on Brackett Avenue, and being the portion of Lot 18, Section C, on a plan of lots for the Mary A. Brackett Estate, recorded in the Cumberland County Registry of Deeds, Plan Book 12, Page 101, located on the southerly side of Brackett Avenue. The premises is also described as Portland Assessor's Map 87-LL-1.

Reference is hereby made to a municipal quitclaim deed, dated March 23, 1971, from the City of Portland to James B. Payne and William E. Mahar, and recorded in the Cumberland County Registry of Deeds, in Book 3163, Page 563.

Reference is also made to a release deed, dated July 7, 1994, from Barbara Bridges to James B. Payne and William E. Mahar, recorded in said registry in Book 11662, Page 071; to a release deed dated February 10, 1994 from Bennett B. Schneider, V, to James B. Payne and William E. Mahar, recorded in said registry in Book 11354, Page 220; and to a Judgment of the Maine District Court, Division of Southern Cumberland, in an action entitled J. Bradford Payne, et al. v. Dwight A. Brackett, docket number POR-94-CV-1447, dated December 19, 1994, to be recorded in the Cumberland County Registry of Deeds.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said grantee, his heirs and assigns, to them and their use and behoof forever.

AND WE do COVENANT with the said Grantee, his heirs and assigns, that we shall and will WARRANT AND FOREVER DEFEND the same to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under us.

IN WITNESS WHEREOF, James B. Payne and William E. Mahar, the said Grantors have hereunto set their hands and seal this 18th day of January, 1995.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

Herard F. Dennison  
Witness

James B. Payne a/k/a  
J. Bradford Payne

Herard F. Dennison  
Witness

William E. Mahar  
William E. Mahar

STATE OF MAINE  
~~Sagadahoc~~ ss.  
~~Cumberland~~

January 18, 1995

Personally appeared the above named James B. Payne and  
acknowledged the above instrument to be his free act and deed.

Before me,

Douglas J. Payne  
Notary Public/Attorney at Law  
DOUGLAS J. PAYNE

RECEIVED  
RECORDED REGISTRY OF DEEDS  
95 JAN 30 AM 9:45  
CUMBERLAND COUNTY  
John B. O'Brien



of Portland.

Before me,

563  
Grand E. T. Peckay  
Justice of the Peace.  
~~Notary Public~~

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE MAR 24 1971  
Received at 2:29 PM, and recorded for  
BOOK 3163 PAGE 561 W. Keith Hughes Registrar

3327  
**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 James B. Payne and William E. Mahar

<sup>Lewiston</sup>  
of ~~Portland~~, in the County of <sup>Androscoggin</sup> ~~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 James B. Payne and William E. Mahar, their

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:

Land E side Highland Avenue and S side Moss Knoll Avenue - Lots 12,13 Peaks Island, Maine. Rec. Plan N E Land Co. Assessors Plan 88-E-14-15

Being the same premises acquired by Tax Deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1776, Page 59, assessed to George H. Hill and sold February 6, 1933 for the non-payment of the 1932 tax.

Also another certain lot or parcel Land N side Park Avenue - Peaks Island, Maine Assessors Plan 88-E-9-10

Being the same premises acquired by Tax Deed dated February 28, 1939, recorded in Cumberland County Registry of Deeds Book 1746, Page 331, assessed to Richard K. Dickson and sold February 6, 1939 for non-payment of the 1938 tax.

Also another certain lot or parcel Land Brackett Avenue, Lot 18, Peaks Island Maine. Rec. Plan Mary A. Brackett Estate. Assessors Plan 87-LI-1

Being the same premises acquired by Tax Deed dated February 28, 1961, recorded in Cumberland County Registry of Deeds Book 2808, Page 11, assessed to Louise H. Brackett, life interest and sold February 6, 1961 for non-payment of the 1960 tax.

~~Meaning and intending to convey the same land and building~~  
~~which have been acquired by tax deed~~

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

~~This property was assessed for~~

~~and was sold~~ ~~for the non-payment of~~  
~~the~~ tax. ~~which was paid~~  
~~for the non-payment of the~~ tax

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

Said premises are hereby conveyed subject to taxes thereon  
 for the year 1971, 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

James B. Payne and William E. Mahar, their

Heirs and Assigns, forever.

In Witness Whereof, the said City of Portland has caused  
 this instrument to be executed and its corporate seal affixed by  
 John G. DePalma - Director of Finance, thereunto duly authorized,  
 this 23rd day of March A. D. 1971.

Signed, Sealed and Delivered  
 in presence of

City of Portland

*Lucy M. Beyle*

By *John G. DePalma*  
 Director of Finance



State of Maine,  
 Cumberland,

} ss.

March 23rd 1971

Then personally appeared the above named John G. DePalma  
 and acknowledged the foregoing instrument to be his free act and  
 deed in his said capacity, and the free act and deed of said City

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information:

#### Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

**CBL** 087 LL002001  
**Land Use Type** VACANT LAND  
**Property Location** 139 BRACKETT AVE  
**Owner Information** FAISON JOHN  
 30 W 15TH ST # 5S  
 NEW YORK NY 10011

**Book and Page**  
**Legal Description** 87-LL-2-3  
 BRACKETT AVE  
 PEAKS ISLAND  
 29752 SF

**Acres** 0.683

### Current Assessed Valuation:

[Browse city services a-z](#)

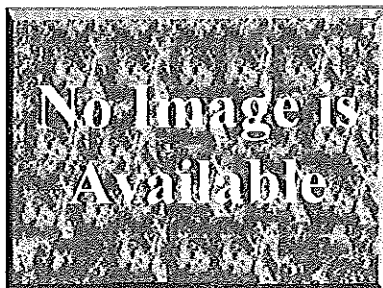
[Browse facts and links a-z](#)

<b>TAX ACCT NO.</b>	14016	<b>OWNER OF RECORD AS OF APRIL 2011</b>
<b>LAND VALUE</b>	\$72,400.00	FAISON JOHN
<b>BUILDING VALUE</b>	\$0.00	30 W 15TH ST # 5S
<b>NET TAXABLE - REAL ESTATE</b>	\$72,400.00	NEW YORK NY 10011
<b>TAX AMOUNT</b>	\$1,323.48	



Best viewed at  
 800x600, with  
 Internet Explorer

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



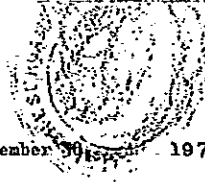
[View Map](#)

[New Search](#)

State of Maine,  
Cumberland,

} ss.

November 30, 1971



567

Then personally appeared the above named John G. DePalma and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

*Gayland E. Kelley*  
Justice of the Peace.  
Notary Public.

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 10 04 AM, and recorded in

BOOK 3268 PAGE 565

JAN 12 1972

Register

613

## 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 Charles James Wright and John Faison

of Westbrook, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby render, release, bargain, sell and convey, and forever quit-claim unto the said Charles James Wright and John Faison, their

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:

Land Brackett Avenue, Part Lot 17, Rec Plan Mary A. Brackett Estate Peaks Island, Maine. Assessors Plan 87-LL-2

549  
Meaning and intending to convey the same land and building  
which the said grantor acquired by tax deed dated February 28, 1949

The deed above referred to is recorded in the Cumberland  
County Registry of Deeds in Book 2080 Page 181

This property was assessed to Reginald A. Trefethen

and was sold February 7, 1949 for the non-payment of  
the 1948 tax. ~~It was again sold~~  
~~for the non-payment of the~~ tax.

At <sup>such</sup> ~~each~~ tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon  
for the year 1971, 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  
Charles James Wright and John Paison

their Heirs and Assigns, forever.

In Witness Whereof, the said City of Portland has caused  
this instrument to be executed and its corporate seal affixed by  
John G. DePalma - Director of Finance, thereunto duly authorized,  
this 30th day of November A. D. 19 71.

Signed, Sealed and Delivered  
in presence of

Lucy M. Wolfe

City of Portland  
By John G. DePalma  
Director of Finance.

State of Maine, }  
Cumberland, } ss.

November 30, 1971

Then personally appeared the above named John G. DePalma and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

*Gayland E. Feltz*

Justice of the Peace.  
Notary Public

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 10 04 AM, and recorded in

BOOK 3208 PAGE 565

Register

613

## 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 Charles James Wright and John Faison

<sup>Westbrook</sup>  
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 Charles James Wright and John Faison, their

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:

Land Brackett Avenue, Part Lot 17, Rec Plan Mary A. Brackett Estate  
Peaks Island, Maine. Assessors Plan 87-LL-2

549  
Meaning and intending to convey the same land and building  
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The deed above referred to is recorded in the Cumberland  
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This property was assessed to Reginald A. Trefethen

and was sold February 7, 1949 for the non-payment of  
the 1948 tax. ~~It was again sold~~  
~~for the non-payment of the~~ tax.

At <sup>such</sup> ~~each~~ tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon  
for the year 1971, 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

Charles James Wright and John Faison

their Heirs and Assigns, forever.

In Witness Whereof, the said City of Portland has caused  
this instrument to be executed and its corporate seal affixed by  
John G. DePalma - Director of Finance, thereunto duly authorized,  
this 30th day of November A. D. 19 71.

Signed, Sealed and Delivered  
in presence of

Lucy M. DePalma

City of Portland

By John G. DePalma  
Director of Finance.

Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8466

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:****Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q &amp; A

**CBL** 088 M008001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 189 BRACKETT AVE  
**Owner Information** BLAKE LAWRENCE A JR & ETALS JTS  
 189 BRACKETT AVE  
 PEAKS ISLAND ME 04108  
**Book and Page** 8551/76  
**Legal Description** 88-M-8  
 BRACKETT AVE 189  
 PEAKS ISLAND  
 28600 SF  
**Acres** 0.657

**Current Assessed Valuation:**browse city  
services a-zbrowse facts and  
links a-z

**TAX ACCT NO.** 14296 **OWNER OF RECORD AS OF APRIL 2011**  
 BLAKE LAWRENCE A JR &  
 ETALS JTS  
 189 BRACKETT AVE  
 PEAKS ISLAND ME 04108  
**LAND VALUE** \$172,000.00  
**BUILDING VALUE** \$172,700.00  
**HOMESTEAD EXEMPTION** (\$10,000.00)  
**NET TAXABLE - REAL ESTATE** \$334,700.00  
**TAX AMOUNT** \$6,118.32



Best viewed at  
800x600, with  
Internet Explorer

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

**Building Information:**

**Building 1**  
**Year Built** 1989  
**Style/Structure Type** CAPE  
**# Stories** 1.5  
**# Units** 1  
**Bedrooms** 3  
**Full Baths** 2  
**Total Rooms** 6  
**Attic** NONE  
**Basement** PART  
**Square Feet** 2249

[View Sketch](#)[View Map](#)[View Picture](#)**Sales Information:**

Sale Date	Type	Price	Book/Page
11/8/1988	LAND + BUILDING	\$0.00	8551/76

[New Search!](#)



BK8551PG0076

058669

### Warranty Deed

Robert R. Poutenis, of Shirley, Massachusetts, of Shirley, Massachusetts, for consideration paid, GRANTS, WITH WARRANTY COVENANTS, to Lawrence A. Blake, Jr., Joan C. Blake, and Janice A. Blake, of West Newbury, Massachusetts, whose mailing address is 32 Archelaus Place, West Newbury, Massachusetts 01985, AS JOINT TENANTS, the land on Peaks Island, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

A certain lot or parcel of land, together with any buildings thereon, situated on the southerly side of Brackett Avenue, on Peaks Island, County of Cumberland, State of Maine, and being identified as Lot 20, Section C, as shown on Plan entitled Mary A. Brackett Estate, recorded in Plan Book 12, Page 101, in the Cumberland County Registry of Deeds, reference to which is made for further details and particulars.

Excepting and reserving from this conveyance is so much of said Lot 20, if any, as is located on the northerly side of said Brackett Avenue.

This conveyance is made subject to real property taxes of the City of Portland which the Grantees, by their acceptance of this deed, hereby assume and agree to pay.

Meaning and intending to convey the remaining portion of the same premises conveyed to the Grantor herein by deed of James J. Pearson dated June 24, 1985, and recorded in said Registry of Deeds, Book 6803, Page 161.

Witness my hand and seal this 8<sup>th</sup> day of November, 1988.

Robert R. Poutenis

Robert R. Poutenis  
Robert R. Poutenis

State of Maine  
CUMBERLAND, SS

November, 8 1988

Personally appeared the above-named Robert R. Poutenis and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Thomas F. Malone, Jr.  
Thomas F. Malone, Jr.  
Attorney at Law

RECEIVED  
RECORDED REGISTRY OF DEEDS  
1988 NOV -9 PM 12:41  
CUMBERLAND COUNTY  
James J. Walsh

MAINE REAL ESTATE TRANSFER TAX PAID

Assessor's Office | 359 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)
[Home](#)
[Departments](#)
[City Council](#)
[E-Services](#)
[Calendar](#)
[Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:****Services****Applications****Doing Business****Maps****Tax Relief****Tax Roll****Q & A****browse city services a-z****browse facts and links a-z**

Best Viewed at  
800x600, with  
Internet Explorer

**CBL** 088 M009001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 171 BRACKETT AVE  
**Owner Information** RASULIS NORMAN A KW VET & RITA M KISSEN  
 171 BRACKETT AVE  
 PEAKS ISLAND ME 04108  
**Book and Page** 19148/11  
**Legal Description** 88-M-9  
 BRACKETT AVE 171  
 PEAKS ISLAND  
 28600 SF  
**Acres** 0.657

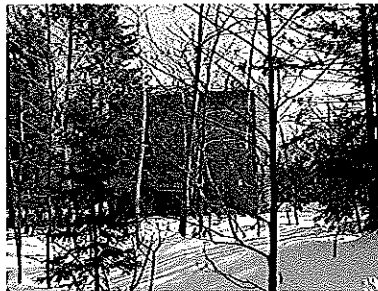
**Current Assessed Valuation:**

**TAX ACCT NO.** 14298 **OWNER OF RECORD AS OF APRIL 2011**  
 RASULIS NORMAN A KW VET &  
 RITA M KISSEN  
 171 BRACKETT AVE  
 PEAKS ISLAND ME 04108  
**LAND VALUE** \$172,000.00  
**BUILDING VALUE** \$122,900.00  
**HOMESTEAD EXEMPTION** (\$10,000.00)  
**POST WORLD WAR I VETERAN** (\$6,000.00)  
**NET TAXABLE - REAL ESTATE** \$278,900.00  
**TAX AMOUNT** \$5,098.30

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

**Building Information:**

**Building 1**  
**Year Built** 1990  
**Style/Structure Type** CONTEMP  
**# Stories** 2  
**# Units** 1  
**Bedrooms** 3  
**Full Baths** 2  
**Total Rooms** 5  
**Attic** PART FINSH  
**Basement** CRAWL  
**Square Feet** 1764

[View Sketch](#)[View Map](#)[View Picture](#)**Sales Information:**

Sale Date	Type	Price	Book/Page
4/1/2003	LAND + BUILDING	\$0.00	19148/011
10/12/1999	LAND + BUILDING	\$0.00	15101/001
5/12/1999	LAND + BUILDING	\$0.00	14748/248
5/1/1991	LAND + BUILDING	\$155,000.00	9560/281

[New Search!](#)

WARRANTY DEED  
Halse Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, THAT

Jon F. DiMauro, Joseph DiMauro Jr., and Ursula DiMauro, formerly known as,  
Ursula Burrill,

of Portland, County of Cumberland, State of Maine, for consideration paid,  
grant to

Rita M. Kissen and Norman A. Rasulis

of Westbrook, County of Cumberland, State of Maine

whose mailing address is 59 Spring Street  
Westbrook, Maine 04092

with WARRANTY COVENANTS as joint tenants the land in Portland, County of  
Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with any buildings  
thereon described in Schedule A attached hereto  
and incorporated herein by reference.

WITNESS our hands and seals this 13th day of the month of May, 1991

Signed, sealed and delivered  
in presence of

Jon F. DiMauro  
Celia P. DiMauro  
TWO of them

Jon F. DiMauro  
Jon F. DiMauro  
Joseph DiMauro Jr.  
Joseph DiMauro Jr.  
Ursula DiMauro  
Ursula DiMauro

State of Maine  
County of Cumberland

May 13, 1991

Then personally appeared the above-named Jon F. DiMauro and acknowledged the  
foregoing to be his free act and deed.

William R. Donlin  
Notary Public/Attorney at Law

MAINE REAL ESTATE TRANSFER TAX: A1

20296

SCHEDULE A

A certain lot or parcel of land, together with any buildings thereon, situated on the southerly side of Brackett Avenue, Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and being identified as Lot 19 as shown on Plan entitled Plan of Mary A. Brackett Estate, Section C, recorded in Plan Book 12, Page 101, in the Cumberland Registry of Deeds, reference to which is made for further details and particulars.

Meaning and intending to convey and hereby conveying the same premises conveyed to Jon F. DiMauro, Joseph DiMauro Jr., and Ursula DiMauro, formerly known as, Ursula Burrill by deed of Robert R. Poutenis dated June 29, 1987 recorded in the Cumberland County Registry of Deeds in Book 7850, page 291.

Recorded  
Cumberland County  
Registry of Deeds  
05/17/91 11:12:23AM  
Robert P. Titcomb  
Register

## WARRANTY AND QUITCLAIM WITH COVENANT DEED

James J. Pearson, unmarried, of Portland, County of Cumberland, State of Maine, for consideration paid, GRANT to Robert R. Poutenis of Shirley, County of Middlesex, Commonwealth of Massachusetts, with WARRANTY COVENANTS, with respect to Lot 19 as hereinbelow described, and with QUITCLAIM COVENANTS, with respect to Lot 20 as hereinbelow described, the land on Peaks Island in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

Two certain lots or parcels of land, together with any buildings thereon, situated on the southerly side of Brackett Avenue, Peaks Island, in Portland, County of Cumberland, State of Maine, and being identified as Lots 19 & 20, Section C, Plan of Mary A. Brackett Estate, recorded in Plan Book 12, Page 101, recorded in the Cumberland Registry of Deeds, reference to which is made for further details and particulars.

Excepting and reserving from this conveyance so much of said Lots 19 and 20, if any, as may lie on the northerly side of said Brackett Avenue, said northerly portion(s), if any, having been conveyed to Philip H. Lord, Jr. et al by deeds dated November 12, 1974, and November 13, 1974, and recorded in said Registry, Book 3620, Page 161, and Book 3621, Page 1, respectively.

This conveyance is made subject to real property taxes of Portland, which the Grantee herein, by acceptance of this deed, hereby assumes and agrees to pay.

Meaning and intending to convey the same premises as conveyed to the Grantor herein by deed of Inga-lill Barker Kunkle dated March 2, 1984 and recorded in said Registry of Deeds, Book 6398, Page 248 (Lot 19), and the same premises as conveyed to the Grantor herein by deed of Seth Lawrence Barker dated March 2, 1984, and recorded in said Registry, Book 6398, Page 249 (Lot 20),

Witness my hand and seal this 24 day of June, 1985.

*Julie D. Williams*

*James J. Pearson*  
James J. Pearson

STATE OF MAINE  
CUMBERLAND, SS

June 24, 1985

Personally appeared the above-named James J. Pearson and acknowledged the foregoing act to be his free act and deed.

MY COMMISSION EXPIRES  
NOVEMBER 27, 1988

Before me,

*Julie D. Williams*  
Julie D. Williams  
Notary Public

RECEIVED

1985 JUN 25 PM 3:27

RECORDED REGISTRY OF DEEDS  
CUMBERLAND COUNTY

SEAL

*James J. Walsh*

*RELEASE DEED*

THE STATE OF MAINE, acting by and through its Department of Inland Fisheries and Wildlife, which has a mailing address of 41 State House Station, Augusta, Maine 04333-0041, in accordance with Resolve #129 pertaining to LD #1719, as amended, adopted by the 121st Maine Legislature, hereby RELEASES to THE PEAKS ISLAND LAND PRESERVE, a non-profit corporation duly organized under the laws of the State of Maine, and having a mailing address of P.O. Box 99, Peaks Island, Maine 04018, certain parcels of real property, with any improvements thereon, located on Peaks Island in the City of Portland, County of Cumberland and State of Maine and designated as a wildlife management area pursuant to Title 12 M.R.S.A. Section 12708 (32), more particularly described as follows:

**PARCEL ONE:**

BEGINNING at a point on the division line between the land formerly of John Brackett and land formerly of Mary S. Hillborn at a point on said division line at the northeasterly corner of Lot No. 152 as shown on a plan of a portion of land on Peaks Island formerly owned by the Welch and Hillborn Heirs recorded in the Cumberland County Registry of Deeds ("CCRD") in Plan Book 13, Page 117; thence running easterly adjoining said land formerly of said Brackett, 1,460 feet, more or less; thence running southerly 655 feet, more or less, to land formerly of James W. Brackett; thence westerly adjoining said James W. Brackett line to a point where the easterly sideline of Lot No. 156 as shown on said plan extended southerly intersects said James W. Brackett line; thence northerly adjoining Lots No. 156, 155, 154, 153 and 152 of said Plan and across Meridan Street and Welch Street to land formerly of said John Brackett and the point of beginning. Said land contains twenty acres, more or less.

MEANING AND INTENDING to describe all those same premises conveyed by David H. Parker and Vivian A. Parker to the State of Maine by deed dated January 13, 1975 and recorded in the CCRD, Book 3643, Page 85.

**PARCEL TWO:**

CERTAIN LOTS or parcels of land on Peaks Island in the City of Portland, [referenced] according to the Assessor's plans corrected to April 1, 1975:

First parcel: Island Avenue and Spruce Avenue, reference to assessor's plan 85-G-29;  
 Second parcel: Spruce Avenue, Lot 10, reference to assessor's plan 85-G-28;  
 Third parcel: Spruce Avenue and Island Avenue, Lot 7, reference to assessor's plan 85-G-25;  
 Fourth parcel: Spruce Avenue and Island Avenue, Lot 5, reference to assessor's plan 85-G-23;  
 Fifth, six and seventh parcels: Island Avenue and Spruce Avenue, reference to assessor's plan 85-G-19 to 85-G-21.  
 Said parcels contain 1.5 acres, more or less.

MEANING AND INTENDING to describe all those same premises conveyed by The Island Citizens' Association to the State of Maine by deed dated January 7, 1976 and recorded in the CCRD, Book 3797, Page 180.

6/29/12

Grantee, its successors and assigns, shall hold the foregoing premises subject to the deed restrictions set forth below ("Deed Restrictions"), which shall run with the land in perpetuity or until a comprehensive Conservation Easement (the "Easement") is placed on the premises, in which case all Deed Restrictions enumerated below except number 6 shall be extinguished, provided that the Easement contains a clause to be signed by the Grantor, acknowledging that its terms are satisfactory to extinguish Deed Restrictions numbered 1 through 5 and the Easement is never amended to controvert the purposes set forth in the Deed Restrictions. In the event that such Easement, approved by the Grantor, is amended so as to controvert the purposes set forth in the Deed Restrictions, the right of reverter retained by the Grantor may be exercised, at the sole discretion of Grantor. Upon the recording of the Easement, Deed Restrictions numbered 1 through 5 shall be considered extinguished, and the terms of the Easement shall control. The Deed Restrictions are:

- 1.) The premises shall be maintained by Grantee, its successors and assigns, in its existing substantially natural and undeveloped state, so as to continue to conserve wildlife habitats with the primary purpose of benefiting wildlife species thereon and for the secondary purpose of benefiting activities for the general public, subject to the terms hereof; and
- 2.) No commercial, industrial, or residential uses or building development for commercial, industrial, residential, or municipal purposes shall be allowed, excepting that Grantee may establish and maintain unpaved footpaths and install minor improvements to enhance the opportunity for low-impact non-motorized outdoor recreation, nature observation and study, such as hiking, bird watching, cross-country skiing, picnicking, outdoor education and scientific study, such as small unlighted informational and interpretive signs including commemorative plaques and monuments, informational kiosks, seats, benches, picnic tables, and privies not visible from the public roadway and trail improvements such as handicapped access trails, boardwalks, markers, steps, trail bridges, culverts, water bars, and railings; wildlife habitat structures such as hacking boxes, observation platforms and blinds; barriers, low fences and rock walls to protect fragile areas, important natural resources, ongoing environmental or archeological research and to block or discourage access by motorized vehicles, or trespass on abutting private property; and minor structures necessary for public health, safety and erosion control. The incidental sale of interpretive literature or imposition of an entry fee, and use of the property for charitable fundraising, educational activities, community events, and tours, or the incidental sale of materials removed in the course of Grantee's land management activities shall not be deemed commercial uses; and
- 3.) The disposal or burial of waste materials of any nature on the premises is strictly prohibited, provided that vegetative debris from permitted activities may be left on the premises and other waste generated by permitted activities may be temporarily stored in appropriate containment for removal at reasonable intervals; and
- 4.) Grantee may not prohibit or discourage daytime low-impact non-motorized outdoor recreational use by the general public on the premises in accordance with the terms

6/29/12

hereof, but may provide for reasonable regulation of such public use so as to minimize soil erosion, prevent damage to fragile plant communities, wetlands and wildlife habitat, and protect and preserve important natural resources on the premises.

Such regulation may include the right to prohibit night time use of the property, and to otherwise curtail or limit public use to the extent necessary for safety, erosion control, control of excessive or inappropriate public uses, and protection and preservation of important natural resources or ongoing studies that may require protection. Without limiting the generality of any of the foregoing restrictions, Grantee may not establish recreational courts or fields, tennis courts, playgrounds, billboards, equestrian rings, mud runs, race tracks, ATV tracks, snowmobile trails, high intensity lights, stadium facilities, campgrounds, or other such high-impact outdoor recreational facilities on the property; and

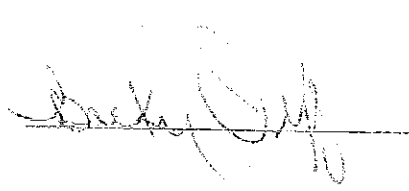
- 5.) the premises may not be subdivided; and
- 6.) in the event that any endangered species of plant or wildlife is found to exist on the property, the Grantee shall immediately notify Grantor or its successor agency and shall solicit and implement Grantor's recommendations as to how to best protect such endangered species.

Title to the premises shall revert to the State of Maine in the event that Grantee:

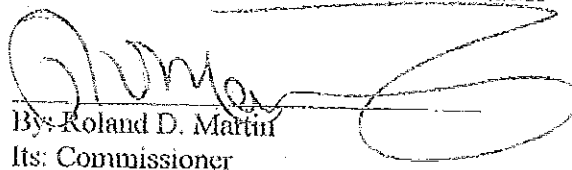
- 1.) fails to abide by any of the foregoing restrictions;
- 2.) conveys title to any third party other than a governmental body empowered to hold an interest in real property under the laws of this State or the United States or another nonprofit corporation or charitable trust, the purposes or powers of which include: retaining or protecting the natural, scenic or open space values of real property; assuring the availability of real property for agricultural, forest, recreational or open space use; protecting natural resources; or maintaining or enhancing air or water quality or preserving the historical, architectural, archeological or cultural aspects of real property; or
- 3.) ceases to exist prior to conveying the premises to a qualifying third party.

IN WITNESS WHEREOF, Roland D. Martin, in his capacity as Commissioner of the State of Maine Department of Inland Fisheries and Wildlife, hereunto duly authorized by Resolve #129 of the 121st Maine Legislature, has hereunto set his hand and seal this 25 day of January, 2005.

**SIGNED, SEALED and DELIVERED**  
in presence of



State of Maine  
Department of Inland Fisheries and Wildlife



By: Roland D. Martin  
Its: Commissioner

6/29/12



STATE OF MAINE  
KENNEBEC, ss

Date: January 25, 2005

Then personally appeared before me the above named Roland D. Martin, in his capacity as Commissioner of the Maine Department of Inland Fisheries and Wildlife, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of the State of Maine.

Becky S. Orff  
Notary Public/Attorney at Law

Becky S. Orff  
Printed Name

My Commission Expires:

BECKY S. ORFF  
Notary Public, Maine  
My Commission Expires May 26, 2011

SEAL

Received  
Recorded Register of Deeds  
Feb 01, 2005 12:59:05P  
Cumberland County  
John B O'Brien

6/29/12

1178  
Know All Men by These Presents,

85

That we, David H. Parker, and Vivian A. Parker, both of  
Enfield, County of Hartford, State of Connecticut,

in consideration of a gift to State of Maine

~~paid by~~

the receipt whereof we do hereby acknowledge, do hereby give, grant,  
bargain, sell and convey unto the said State of Maine

its successors  
~~hereby~~ and assigns forever, a certain lot or parcel of land situated  
on Peaks Island, in the City of Portland, in the County of Cumber-  
land, in the State of Maine, bounded and described as follows:

Beginning at a point on the division line between the land formerly  
of John Brackett and land formerly of Mary S. Hillborn at a point  
on said division line at the northeasterly corner of Lot No. 152  
as shown on a plan of a portion of land on Peaks Island formerly  
owned by the Welch and Hillborn Heirs recorded in the Cumberland  
County Registry of Deeds, in Plan Book 13, Page 117; thence run-  
ning easterly adjoining said land, formerly of said Brackett,  
1,460 feet, more or less; thence running southerly 655 feet, more  
or less, to land formerly of James W. Brackett; thence westerly  
adjoining said James W. Brackett line to a point where the easterly  
sideline of Lot No. 156, as shown on said Plan, extended southerly  
intersects said James W. Brackett line; thence northerly adjoining  
Lots No. 156, 155, 154, 153 and 152 of said Plan, and across  
Meridan Street and Welch Street to land formerly of said John  
Brackett and the point of beginning. Said land contains twenty  
acres, more or less.

Reference may be had to a deed to the grantors herein dated  
September 28, 1974, recorded in said Registry of Deeds, in Book  
3608, Page 205.

6/29/12

86

On have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said State of Maine its successors heirs and assigns, to it and their use and behoof forever.

And we do covenant with the said Grantee, its successors heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said David H. Parker and Vivian A. Parker, husband and wife,

and

wife of the said

joining in this deed as Grantors and relinquishing and conveying to the said Grantee all other rights in the above described premises, have hereunto set our hands and seals this 13th day of January in the year of our Lord one thousand nine hundred and seventy-five.

Signed, Sealed and Delivered in presence of

John H. Banta  
To Both

David H. Parker  
Vivian A. Parker

State of ~~MAINE~~ Connecticut, Hartford ss. January 13, 1975.  
Personally appeared the above named David H. Parker

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

Before me,  
Anna M. Kucich  
Notary Public  
Comp. exp. 4-1-75

APPROVED AS TO FORM

1/20 1975  
Leon E. Halkberg  
Assistant Attorney General



JAN 23 1975  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 8 P 30 AM, and recorded in  
BOOK 3643 PAGE 25 Anne M. Rogers Registrar

6/29/12

21625  
**Know all Men by these Presents, That**

205

I, HELEN S. HAINES of Portland in the County of Cumberland and State of Maine,

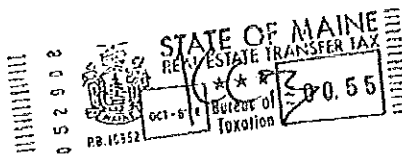
in consideration of one dollar and other valuable consideration paid by DAVID H. PARKER and VIVIAN A. PARKER of 40 Buchanan Road in the City of Enfield, in the County of Hartford and State of Connecticut,

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said David H. Parker and Vivian A. Parker as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land, on Peaks Island in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Being all of that land shown on the City of Portland Assessors Plan Number 85, Block EE, Lot #1 (85-EE-1), said Plan being located in the Assessor's Office at City Hall in said City of Portland, to which Plan reference is hereby made for a more particular description of said premises.

Being the same premises conveyed to Glenn E. Haines and Helen S. Haines as joint tenants by warranty deed of Frances C. Whittmore dated July 29, 1971, and recorded in the Cumberland County Registry of Deeds in Book 3183 at Page 24. The said Glenn E. Haines died at Portland, Maine, on August 28, 1974.

This conveyance is made subject to the 1974 real estate taxes of the City of Portland.



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

David H. Parker and Vivian A. Parker as joint tenants and not as tenants in common their heirs and assigns forever. And I do covenant with the said Grantees, their heirs and assigns, that I will warrant and forever defend the premises to the said Grantee s, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me, except as aforesaid.

In Witness Whereof, I, the said HELEN S. HAINES, being unmarried,

have hereunto set my hand and seal this 28th day of September in the year of our Lord one thousand nine hundred and seventy-four.

Signed, sealed and delivered in presence of  
*Robert M. Donovan*

*Helen S. Haines*

State of Maine, CUMBERLAND, ss. September 28 1974.  
Personally appeared the above named Helen S. Haines

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

Before me, *Robert M. Donovan* NOTARY PUBLIC.  
My Comm. Expires 12/31/75

STATE OF MAINE, CUMBERLAND COUNTY, ss. REGISTRY OF DEEDS  
Received OCT 8 1974 at 2 o'clock P. M. and recorded  
in BOOK 3608 PAGE 205 Attest: *W. R. H. Hupley* Register.

429/12

## Know all Men by these Presents,

That I, FRANCES C. WHITTEMORE, of Yarmouth, in the County of Cumberland, and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration,

paid by GLENN E. HAINES and HELEN S. HAINES, both 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 GLENN E. HAINES and HELEN S. HAINES, as joint tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land, on Peaks Island, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows: being all of that land shown on the City of Portland Assessors Plan Number 85, Block EE, Lot #1 (85-EE-1), said Plan being located in the Assessors Office at City Hall in said City of Portland, to which Plan reference is hereby made for a more particular description of said premises.

Being a portion of the premises devised to me by my father, George W. Collins, whose Will was duly proved and allowed in the Cumberland County Probate Court, Docket Number 54522.



6/29/12

To have and to hold the aforegranted and bargained premises 25

with all the privileges and appurtenances thereof to the said GLENN  
E. HAINES and HELEN S. HAINES, as joint tenants and not as tenants in common,  
their

heirs and assigns, 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 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 FRANCES C. WHITTEMORE, being  
unmarried,

xxxand:

xxx

xxxthe said

~~joining in this deed as grantor and relinquishing and conveying~~

~~right by descent and all other rights in the above described~~

~~premises~~ have hereunto set my hand and seal this 29<sup>th</sup>  
day of July in the year of our Lord one thousand nine  
hundred and seventy-one.

Signed, Sealed and Delivered  
in presence of

Bruce E. Ledy

Frances C. Whittmore  
Frances C. Whittmore



State of Maine,  
Cumberland

} ss.

July 29 1971

Personally appeared the above named

Frances C. Whittmore

and acknowledged the above

instrument to be her free act and deed.

JUL 29 1971

REGISTER OF DEEDS, CUMBERLAND COUNTY, ME. Before me.

Edw. J. 11-24-71

BOOK 3183 PAGE 24

W. H. H. H. H.

Bruce E. Ledy

Justice of the Peace.  
Registered Notary Public.

6/29/72

THE FINANCING STATEMENT is provided to a filing office for filing pursuant to the Uniform Commercial Code 1312.3 (Maturity date of asset)

1 Debtor(s) (Last Name First) and address(es) Robert L. Levi d/b/a Ye Olde Coin Center 18 Forest Avenue Portland, Maine	2 Secured Party(ies) and address(es) Casco Bank & Trust Company 1 Monument Square Portland, Maine 04111 Deering Office	For Filing Office (Date, Time, Number, and Filing Office) REGISTRY OF DEEDS - CHICHESTERLAND ST, MAINE FILED JAN 22 1976 AT 8 H 30 M A FILE 4212-3797 Vol. 180
---	--	--

4 This financing statement covers the following types (or items) of property

180  
All furniture, fixtures  
all in  
but not  
3-36  
4-160  
1-48  
1-60  
5-72

Parcel #2

ASSIGNEE OF SECURED PARTY

NAME  
of additional Secured party  
TRUST COMPANY  
Secured Party(ies)

City of State, STATE OF MAINE

What 1 \_\_\_\_\_, a non-profit corporation of the State of Maine, located in the City of Portland, in the County of Cumberland and the State of Maine

in consideration of a gift to State of Maine

paid by

\_\_\_\_\_ does  
the receipt whereof it ~~do~~ hereby acknowledge, ~~do~~ hereby render, release,  
bargain, sell and convey and forever quit-claim unto the said

State of Maine, its successors ~~Acquire~~ and assigns forever,  
certain lot's or parcel's of land on Peaks Island in the City of Portland,  
according to assessors plan corrected to April 1, 1975:  
first parcel: Island Avenue and Spruce Avenue, reference to assessors plan  
85-G-29,  
second parcel: Spruce Avenue, lot 10; reference to assessors plan 85-G-28.  
third parcel: Spruce Avenue and Island Avenue, lot 7; reference to assessors  
plan 85-G-25.  
fourth parcel: Spruce Avenue and Island Avenue, lot 5; reference to assessors  
plan 85-G-23.  
fifth, sixth and seventh parcels: Island Avenue and Spruce Avenue, reference  
to assessors plan 85-G-19 to 85-G-21.  
Said parcels contain 1.5 acres, more or less.  
Meaning and intending to convey same premises described in Quit-Claim Deeds  
from City of Portland to Allen Bernstein and recorded in the Cumberland County  
Registry of Deeds in Book 3367, Pages 299, 302, 275, 305, and 308, respectively.  
Reference may also be had to Quit-Claim Deed to the grantor corporation herein  
dated November 20, 1974 and recorded in said registry of deeds in Book 3627  
page 272.

6/29/12

On have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said State of Maine 181

its successors

theirs and assigns forever.

And it does ~~do~~ covenant with the said Grantee, its successors, that it will Warrant and Defend the premises to it the said Grantee, its successors theirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

In Witness Whereof, the said Michael E. Day President of said Island Citizen's Association, being authorized by reason of a resolution passed at a duly held special directors meeting to act as grantor in this instrument

\*AND\*

\*the

\*of the said

joining in this deed as Grantee,

and relinquishing and conveying ~~rights by descent and all other~~ has

rights in the above described premises have hereunto set his

hand and seal this seventh day of January

in the year of our Lord one thousand nine hundred and seventy-six

Signed, Sealed and Delivered  
in presence of

*Thomas J. Linsley*

THE ISLAND CITIZEN'S ASSOCIATION  
BY *Michael E. Day*  
its president

APPROVED AS TO FORM

*January 12, 1976*  
*David M. Kelley*

State of Maine, Cumberland ss. January 7, 1976.

Personally appeared the above named Michael E. Day, President of The Island Citizen's Association

and acknowledged

the above instrument to be his free act and deed, in his said capacity and the free act and deed of said Island Citizen's Association

Before me,

*Thomas J. Linsley*

Notary Public  
ON JUDICIAL DISTRICT

JAN 22 1976

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 8 H 30 PM, and recorded in

BOOK 3797 PAGE 180 *Margaret M. Kelley* Acting Register

629/12



WARRANTY DEED  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, THAT

Jon F. DiMauro, Joseph DiMauro Jr., and Ursula DiMauro, formerly known as,  
Ursula Burrill,

of Portland, County of Cumberland, State of Maine, for consideration paid,  
grant to

Rita M. Kissen and Norman A. Rasulis

of Westbrook, County of Cumberland, State of Maine

whose mailing address is 59 Spring Street  
Westbrook, Maine 04092

with WARRANTY COVENANTS as joint tenants the land in Portland, County of  
Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with any buildings  
thereon described in Schedule A attached hereto  
and incorporated herein by reference.

WITNESS our hands and seals this 13th day of the month of May, 1991

Signed, sealed and delivered  
in presence of

*Jon F. DiMauro*

*Jon F. DiMauro*  
Jon F. DiMauro

*Celine P. K.*

*Joseph DiMauro Jr.*  
Joseph DiMauro Jr.

For all three

*Ursula DiMauro*  
Ursula DiMauro

State of Maine  
County of Cumberland

May 13, 1991

Then personally appeared the above-named Jon F. DiMauro and acknowledged the  
foregoing to be his free act and deed.

*William R. Doul*  
Public/Attorney at Law

William R. Doul

171 Brackett

Abutter -  
88-M-9

Already have ✓  
see rest for GAP

6/29/12

SCHEDULE A

A certain lot or parcel of land, together with any buildings thereon, situated on the southerly side of Brackett Avenue, Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and being identified as Lot 19 as shown on Plan entitled Plan of Mary A. Brackett Estate, Section C, recorded in Plan Book 12, Page 101, in the Cumberland Registry of Deeds, reference to which is made for further details and particulars.

Meaning and intending to convey and hereby conveying the same premises conveyed to Jon F. DiMauro, Joseph DiMauro Jr., and Ursula DiMauro, formerly known as, Ursula Burrill by deed of Robert R. Poutenis dated June 29, 1987 recorded in the Cumberland County Registry of Deeds in Book 7850, page 291.

Recorded  
Cumberland County  
Registry of Deeds  
05/17/91 11:12:23AM  
Robert P. Titcomb  
Register

6/29/12

038039

Warranty Deed

0X7050PG0291

**Know all Men by these Presents,**

Robert R. Poutenis, of Shirley, Commonwealth of Massachusetts, for consideration paid, GRANTS to Jon F. DiMauro, Joseph DiMauro, Jr., and Ursula Burrill, all of South Portland, County of Cumberland, State of Maine, whose mailing address is: 377 Broadway, South Portland, Maine 04106, as Joint Tenants, with WARRANTY COVENANTS, the land on Peaks Island, in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

A certain lot or parcel of land, together with any buildings thereon, situated on the southerly side of Brackett Avenue, Peaks Island, in Portland, County of Cumberland, State of Maine, and being identified as Lot 19 as shown on Plan entitled Plan of Mary A. Brackett Estate, Section C, recorded in Plan Book 12, Page 101, in the Cumberland Registry of Deeds, reference to which is made for further details and particulars.

This conveyance is made subject to real property taxes of Portland, which the Grantees herein, by acceptance of this deed, hereby assume and agree to pay.

Meaning and intending to convey a portion of the same premises as conveyed to the Grantor herein by deed of James R. Pearson dated June 24, 1985 and recorded in said Registry of Deeds, Book 6803, Page 161.

Witness my hand and seal this 29th day of June, 1987.

*Robert R. Poutenis*  
Robert R. Poutenis

STATE OF MAINE  
CUMBERLAND, SS

June 29, 1987

Personally appeared the above-named Robert R. Poutenis and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Thomas F. Malone, Jr.*  
Thomas F. Malone, Jr.  
Attorney at Law

RECORDED  
REGISTERED REGISTRY OF DEEDS  
1987 JUN 30 PM 12:18  
CUMBERLAND COUNTY  
*James J. Walsh*

*6/29/12*

## WARRANTY AND QUITCLAIM WITH COVENANT DEED

James J. Pearson, unmarried, of Portland, County of Cumberland, State of Maine, for consideration paid, GRANT to Robert R. Poutenis of Shirley, County of Middlesex, Commonwealth of Massachusetts, with WARRANTY COVENANTS, with respect to Lot 19 as hereinbelow described, and with QUITCLAIM COVENANTS, with respect to Lot 20 as hereinbelow described, the land on Peaks Island in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

Two certain lots or parcels of land, together with any buildings thereon, situated on the southerly side of Brackett Avenue, Peaks Island, in Portland, County of Cumberland, State of Maine, and being identified as Lots 19 & 20, Section C, Plan of Mary A. Brackett Estate, recorded in Plan Book 12, Page 101, recorded in the Cumberland Registry of Deeds, reference to which is made for further details and particulars.

Excepting and reserving from this conveyance so much of said Lots 19 and 20, if any, as may lie on the northerly side of said Brackett Avenue, said northerly portion(s), if any, having been conveyed to Philip H. Lord, Jr. et al by deeds dated November 12, 1974, and November 13, 1974, and recorded in said Registry, Book 3620, Page 161, and Book 3621, Page 1, respectively.

This conveyance is made subject to real property taxes of Portland, which the Grantee herein, by acceptance of this deed, hereby assumes and agrees to pay.

Meaning and intending to convey the same premises as conveyed to the Grantor herein by deed of Inga-lill Barker Kunkle dated March 2, 1984 and recorded in said Registry of Deeds, Book 6398, Page 248 (Lot 19), and the same premises as conveyed to the Grantor herein by deed of Seth Lawrence Barker dated March 2, 1984, and recorded in said Registry, Book 6398, Page 249 (Lot 20).

Witness my hand and seal this 24 day of June, 1985.

*Julie D. Williams* *James J. Pearson*  
 Julie D. Williams James J. Pearson

STATE OF MAINE  
 CUMBERLAND, SS

June 24, 1985

Personally appeared the above-named James J. Pearson and acknowledged the foregoing act to be his free act and deed.

MY COMMISSION EXPIRES  
 NOVEMBER 27, 1990

Before me,

*Julie D. Williams*  
 Julie D. Williams  
 Notary Public

RECEIVED

1985 JUN 25 PM 3:27

RECORDED REGISTRY OF DEEDS  
 CUMBERLAND COUNTY

SEAL

*James J. Walsh*

6/29/12

277

In Witness Whereof, the said City of Portland has caused  
this instrument to be executed and its corporate seal affixed by  
John G. DePalma Director of Finance, thereunto duly authorized,  
this Ninth day of March A. D. 1973.

Signed, Sealed and Delivered  
in presence of

City of Portland

Susan R. Fitzpatrick

By John G. DePalma  
Director of Finance.

State of Maine, }  
Cumberland, } ss.

March 9, 1973.

Then personally appeared the above named John G. DePalma  
and acknowledged the foregoing instrument to be his free act and  
deed in his said capacity, and the free act and deed of said City  
of Portland.

Before me,

James D. [Signature]  
Justice of the Peace  
Notary Public  
MY COMMISSION EXPIRES  
JULY 19, 1978

MAR 9 1973  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 1 H 36 PM, and recorded in  
BOOK 3367 PAGE 275

White King Co Register

Fence Two  
Doesn't Apply

6/29/12

276

Meaning and intending to convey the same land and building  
which the said grantor acquired by tax deed dated February 28, 1957

The deed above referred to is recorded in the Cumberland  
County Registry of Deeds in Book 2465 Page 179

This property was assessed to Mary G. Latham

and was sold February 4, 1957 for the non-payment of  
the 1956 tax. ~~It was again sold~~  
~~for the non-payment of the~~ ~~tax~~



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

Said premises are hereby conveyed subject to taxes thereon  
for the year 1972, 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  
Allen Bernstein, his

Heirs and Assigns, forever.

4/29/12

4441

**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

Allen Bernstein,

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

Allen Bernstein, his

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:

Spruce Ave. and Island Ave. Part. Lot 7, Peaks Island, Maine  
Assessors Plan 85-G-25

6/24/12

## 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 Allen Bernstein,

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

Allen Bernstein, his

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:

Island Ave. & Spruce Ave., Peaks Island, Maine  
Assessors Plan 85-G-29

4/29/12



Meaning and intending to convey the same land and building  
 which the said grantor acquired by tax deed dated February 28, 1935  
 February 28, 1938  
 February 28, 1948

The deed above referred to are recorded in the Cumberland  
 County Registry of Deeds in Book 1776 Page 181  
 2452 483  
 2770 457

This property was assessed to Harold Carl Siddons.  
 William H. Jones Jr.  
 William H. Jones Jr.

and was sold February 4, 1935 for the non-payment of  
 the 1934 tax. It was again sold February 7, 1938  
 for the non-payment of the 1937 tax. It was again sold February 2, 1948  
 for the non payment of the 1947 tax.

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

Said premises are hereby conveyed subject to taxes thereon  
 for the year 1972, 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

Allen Bernstein, his

Heirs and Assigns, forever.

6/29/12

P. 301

In Witness Whereof, the said City of Portland has caused  
this instrument to be executed and its corporate seal affixed by  
John G. DePalma Director of Finance, thereunto duly authorized,  
this Ninth day of March A. D. 1973 .

Signed, Sealed and Delivered  
in presence of

City of Portland

Susan R. Fitzpatrick

By John G. DePalma  
Director of Finance.

State of Maine,  
Cumberland,

} ss.

March 9, 1973 .

Then personally appeared the above named John G. DePalma  
and acknowledged the foregoing instrument to be his free act and  
deed in his said capacity, and the free act and deed of said City  
of Portland.

Before me,

Guyland F. Pelkey  
Justice of the Peace  
Notary Public  
MY COMMISSION EXPIRES  
JULY 19, 1979.

MAR 9 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 1 H 36 PM, and recorded in

BOOK 3367 PAGE 229

G. Smith / Guy Lee Register

6/29/2

25308

Allen Bernstein  
of Augusta, Kennebec County, State of Maine  
(as grantor), for consideration of \$100, grants to the Island Citizen's Association,  
a non-profit Maine Corporation

of Peaks Island, Cumberland County, Maine with quitclaim returned  
the land in Peaks Island, Cumberland County, State of Maine, seven (7)  
lots or parcels of land, bounded and described as follows:

First Parcel: Island Ave. and Spruce Ave; reference to Assessors  
Plan 85-G-29. Meaning and intending to convey  
the same premises described in Quit-claim deed  
to me from the City of Portland dated March 9, 1973  
and recorded in Cumberland County Registry of Deeds  
Book 3367, Page 299.

Second Parcel: Spruce Ave., Lot 10; reference to Assessors Plan  
85-G-28; Meaning and intending to convey the same  
premises conveyed to me by the City of Portland by  
its quit-claim deed dated March 9, 1973 and recorded  
in the Cumberland County Registry of Deeds in Book 3367,  
Page 302.

Third Parcel: Spruce Ave. and Island Ave., Lot 7; reference to  
Assessors Plan 85-G-25. Meaning and intending to  
convey the same premises conveyed to me by the  
City of Portland by its quit-claim deed dated March  
9, 1973 and recorded in Cumberland Registry of Deeds,  
Book 3367, Page 275.

Fourth Parcel: Spruce Ave. and Island Avenue, lot 5; reference  
to Assessors Plan 85-G-23. Meaning and intending  
to convey the same premises conveyed to me by the  
City of Portland by quit-claim deed dated March 9,  
1973, and recorded in Cumberland Registry of Deeds,  
in Book 3367, Page 305.

Fifth, Sixth and Seventh Parcels:  
Island Avenue and Spruce Avenue; reference to  
Assessors Plan 85-G-19 to 22. Meaning and intending  
to convey the same premises conveyed to me by the  
City of Portland in its quit-claim deed dated  
March 9, 1973 and recorded in Cumberland County  
Registry of Deeds, in Book 3367, Page 308.

NO TRANSFER STAMPS REQUIRED

Anna F. Bernstein, wife of said grantor,  
joins as grantor and releases all rights by descent and all other rights.

Witness our hands this twentieth day of November, 1974

*Allen Bernstein*  
*(for both)*  
Allen Bernstein  
Anne F. Bernstein

The State of Maine

Kennebec

November 20,

1974

Then personally appeared the above named Allen Bernstein

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

DEC 5 1974

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 4 P 15 PM, and recorded in

BOOK 36 27 on 12/10/74 with cover

Before me, Justice of the Peace - Attorney at Law - No.

16 with my signature

6/29/12

302

4450

**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 Allen Bernstein,

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

Allen Bernstein, his

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:

Spruce Ave., Lot 10, Peaks Island, Maine  
Assessors Plan 85-G-28

6/29/12

304

In Witness Whereof, the said City of Portland has caused  
this instrument to be executed and its corporate seal affixed by  
John G. DePalma Director of Finance, thereunto duly authorized,  
this Ninth day of March A. D. 1973 .

Signed, Sealed and Delivered  
in presence of

City of Portland

Susan R. Fitzpatrick

By John G. DePalma  
Director of Finance.

State of Maine, }

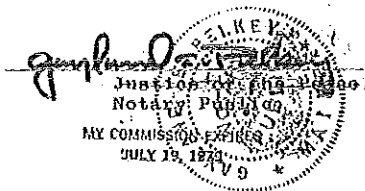
Cumberland, }

ss.

March 9, 1973 .

Then personally appeared the above named John G. DePalma  
and acknowledged the foregoing instrument to be his free act and  
deed in his said capacity, and the free act and deed of said City  
of Portland.

Before me,



MAR 9 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 1 H 36 M PM, and recorded in

BOOK 3367 PAGE 302 in the hands of the Register

4/29/72

308

4452

**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 Allen Bernstein

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby release, bargain, sell and convey, and forever quit-claim unto the said Allen Bernstein, his

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:

Island Avenue and Spruce Avenue, Peaks Island, Maine  
Assessors Plan 85-G-19 to 21

6/29/12

Meaning and intending to convey the same land and building  
which the said grantor acquired by tax deed dated February 28, 1948

The deed above referred to is recorded in the Cumberland  
County Registry of Deeds in Book 1955 Page 369

This property was assessed to Lewis N. Glidden

and was sold February 2, 1948 for the non-payment of  
the 1947 tax. ~~THE CITY OF PORTLAND~~  
~~THE CITY OF PORTLAND~~

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

Said premises are hereby conveyed subject to taxes thereon  
for the year 1972, 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  
Allen Bernstein

his Heirs and Assigns, forever.

6/29/72

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In Witness Whereof, the said City of Portland has caused  
this instrument to be executed and its corporate seal affixed by  
John G. DePalma Director of Finance, thereunto duly authorized,  
this Ninth day of March A. D. 1973.

Signed, Sealed and Delivered  
in presence of

City of Portland

Eusan R. Litzpatrick

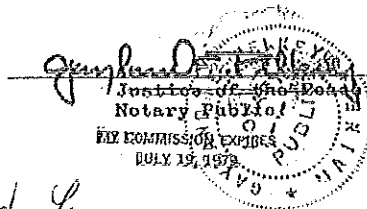
By John G. DePalma  
Director of Finance.

State of Maine, }  
Cumberland, } ss.

March 9, 1973

Then personally appeared the above named John G. DePalma  
and acknowledged the foregoing instrument to be his free act and  
deed in his said capacity, and the free act and deed of said City  
of Portland.

Before me,



MAR 9 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 1 H 36 P.M. and recorded in

BOOK 3367 PAGE 308

K. L. Lutz Register

6/29/72