Inspections Division
Date: 10/28/16

TM 88/C/3

Drew Emerson Van Dyk &
Tina Kangas Van Dyk
29652/136 ↑ June 6, 2012
Margaret M. Gockley
10723/220 ↑ ?/?/1993 undated Recorded 5/28/1993
John J. Mitchell
2990/202 ↑ March 29, 1967
City of Portland

This is an title chain for a lot abutting Lot C003. I checked the Reg of Deeds - Lot C003 was purchased by John J. Mitchell from the city on 3/8/68 (3031/826) and conveyed to Margaret M. Gockley on 5/12/93 (10723/223). On the same day, Mitchell conveyed 5 other abutting or nearby parcels to Gockley in 5 separate deeds. Margaret Gockley then conveyed all 6 parcels to the Van Dyks in a single deed (29652/136) -- no common ownership with the Mantsch property seen.

2990/

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202 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,

John J. O'Palma
Justice of the Peace.
~~Notary Public~~

MAR 30 1967
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3 H 15 M, and recorded in
BOOK 2990 PAGE 200 Lucas R. Tl[illegible] Register

3334

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 John J. and Lois H. Mitchell or Surv.

of ~~Portland~~ Rosyln, in the County of ~~Cumberland~~ Montgomery and State of ~~Maine~~ Pennsylvania, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said John J. and Lois H. Mitchell or Surv., 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:

Real estate, Portland, Me., Assessors Plans on file in Assessor's Office, City Hall, Land and cottage N side Frederic St and N side Park Ave., Peaks Island, Plan 88-C-2-4 area, 11274 Sq. Ft.

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28523

Know all Men by these Presents

THAT JOHN J. MITCHELL

TM 88/C/3

in consideration of One Dollar ($1.00) and other valuable considerations

paid by MARGARET M. GOCKLEY

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

heirs and assigns forever, a certain lot or parcel of land

situated in Portland in the County of Cumberland and State of Maine and more particularly described as, vix:

Real estate, Portland, Me., Assessors Plans on file in Assessor's Office, City Hall, Land and cottage N side Frederic St and N side Park Ave., Peaks Island, Plan 88-C-2-4 area, 11274 Sq. Ft.

BEING the same premises which the City of Portland by Indenture bearing date the 29th day of March 1967 and recorded in the Registry of Deeds in Cumberland County, Maine in Book 2990 Page 202 granted and conveyed unto John J. and Lis H. Mitchell, his wife. And the said Lois H. Mithcell passed away in October of 1977.

THIS IS A TRANSFER BETWEEN FATHER TO DAUGHTER AND IS TAX-EXEMPT.

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Doc#: 29801 Bk:29652 Pg: 136

29652
136

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT Margaret M. Gockley, 886 Welsh Road, Huntington Valley PA 19006, for consideration paid, grants to Drew Emerson Van Dyk and Tina Kangas Van Dyk, of 119 Cambridge Drive, Wilmington, Delaware 19803, with WARRANTY COVENANTS, as joint tenants and not as tenants in common, certain land and buildings on Peaks Island, of the City of Portland, Cumberland County, Maine, further described below.

MAINE REAL ESTATE TAX PAID

Parcel One: Land rear N side Frederick St., Pt. Lot 1, Rec. Pl. Rockbound Park, Peaks Island, Maine, Plan 88, Block C, Lot 3, being the same real property as is described in a deed to said Margaret Gockley recorded in the Cumberland County Registry of Deeds at Book 10723, Page 223; and

Parcel Two: A certain lot, situated at Rock Bound park on Peaks Island, described as follows: Beginning at a point in the northwest sideline of Frederick Avenue and the southerly line of land formerly of Charlotte Shaw, thence westerly by line of said Shaw land, 88.5 feet to a point; thence southerly at right angles with the said Shaw line through land now or formerly of Blackman 51.5 feet to an angle in the northerly line of a right of way 20 feet wide, said angle being 10 feet northerly from a division line between land now or formerly of Blackman and Littlefield – Blackman and Morse, thence southeasterly 16 feet to a point in said division line; thence easterly by said division line 27 feet to the said Frederick Avenue; thence northeasterly by line of the Avenue 76.6 feet to the point of beginning; being the first of three parcels described in a deed recorded in the Cumberland County Registry of Deeds at Book 10723, Page 226; and

TM 89/D/18

Parcel Three: A certain lot, contiguous with one or more of those described above, described as follows: Beginning at a point in the Northwesterly sideline of Frederick Avenue at the Northeasterly corner of land now or formerly of Edgar Wilkins, said point being distant from a stone monument set in an angle of land now or formerly of the United States government 27 feet; thence continuing on this same course through land now or formerly of Melville Morse and Blackman, 24 feet to a right of way, thence southerly to land of Blackman and Littlefield; thence easterly by the line of said right of way 113.7 feet to an angle in said way; thence southeasterly by line of said right of way 27.7 feet to a point in the northwesterly sideline of the said Frederick Avenue; thence southwesterly by line of the Avenue 136.8 feet to the point of beginning; being the second of three parcels described in a deed recorded in the Cumberland County Registry of Deeds at Book 10723, Page 226; and

Parcel Four: A certain lot, contiguous with one or more of those described above, described as follows: Beginning at a point in the Northwest side of Frederick Avenue and the northeasterly side of a right of way 20 feet wide, said point being 20 feet distant from a stone monument marking an angle in land now or formerly of the United States government, said monument and point of beginning making a right angle with the said Frederick Avenue; thence northeasterly by said Frederick Avenue 17.2 feet to land

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formerly of Blackman and Littlefield; thence westerly by the line of the said Blackman and Littlefield line, 27 feet to a point in the northerly line of the said right of way; thence southeasterly by line of said way 20 feet to the point of beginning, being the third of three parcels described in a deed recorded in the Cumberland County Registry of Deeds at Book 10723, Page 226; and

Parcel Five: A certain lot, contiguous with one or more of those described above, more particularly described as follows: Real estate, Portland, Maine Assessor's Plans on file in the Assessor's office, City Hall, Land and Building Frederick Street, Peaks Island, Plan 89-E-16, being the same land as is described in a deed recorded in the Cumberland County Registry of Deeds Office at Book 10723, Page 230; and

Parcel Six: A certain lot, contiguous with one or more of those described above, more particularly described as follows: Real estate, Portland, Maine Assessor's Plans on file in the Assessor's office, City Hall, Land and cottage North side Frederick Street and North side Park Avenue, Peaks Island, Plan 88-C-2-4, being the same land as is described in a deed recorded in the Cumberland County Registry of Deeds at Book 10723, Page 220.

MEANING AND INTENDING to describe and convey and hereby conveying all those same premises conveyed by John J. Mitchell to the Grantor herein in four separate deeds, all acknowledged on May 12, 1993 and recorded in the Cumberland County registry of Deeds, Book 19723, Pages 220, 223, 226 and 230.

Witness my hand and seal this 6th day of June, 2012.

Margaret M. Gockley

Margaret M. Gockley

ACKNOWLEDGEMENT

Received
Recorded Register of Deeds
Jun 08,2012 02:34:32P
Cumberland County
Pamela E. Lovley

State of PENNSYLVANIA
County of MONTGOMERY

Personally appeared before me Margaret M. Gockley and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public
Attorney at Law

Kimberly A. Kaisinger
(Printed name of acknowledger)

SEAL

NOTARIAL SEAL
KIMBERLY A KAISINGER
Notary Public
LOWER MORELAND TWP., MONTGOMERY CNTY
My Commission Expires Aug 15, 2014