Inspections Division
Date: 10/28/16

operative

LOCUS
15-023
"Mantsch"
TM 88/C/2,8,9

Jesse W. Mantsch
22384/288 ↑ June 24, 2015
John T. & Madeline R. Walsh
7613/217 ↑ 12/30/1985
John F. Nealand, Rosemarie Welsh
& Anne E. O'Carroll
died 10/12/1979 ↑ Probate
Elizabeth Nealand
1910/341 ↑ April 29, 1948
Frank R. Whitten

1524/280 ↑ April 7, 1938 by will
Andrew Whitten

1570/124 ↑ June 1, 1939
Ellen M. Whitten

Parcels I & II
1036/85 ↑ Oct. 27, 1918
William H. Trefethen

Parcel III
1234/308 ↑ Nov. 25, 1925
George H. Hill
835/275 ↑ Jan. 28, 1908
New England Heating Co
777/143 ↑ Dec 9, 1905
William Phillips
↑
Edward Cox
534/181 ↑
May Chapman

Parcel I
517/445 ↑ May 15, 1885
May Chapman
492/195 ↑ Oct 6, 1882
Samuel Trott

Parcel II
et al ↑ Mom
Louisa A. Trefethen
517/453 ↑ May 15, 1885
May Chapman
492/195 ↑ Oct 6, 1882
Samuel Trott

40x80 but different desc!

Inspections Division
Date: 10/28/16

Whitten to Nealand War.

1910
341

KNOW ALL MEN BY THESE PRESENTS, That I, Frank R. Whitten, of South Portland, in the County of Cumberland, and State of Maine, in consideration of one dollar and other valuable considerations, paid by Elizabeth M. Nealand 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 Elizabeth M. Nealand, her heirs and assigns, forever, a certain lot or parcel of land, with the buildings thereon, situated at Rock Bound Park on Peaks Island in the limits of the City of Portland, in said County and State, bounded and described as follows, to wit: Beginning at a point on the Northerly or Westerly side of Park Avenue, a distance of two hundred one and two tenths (201.2) feet from a U. S. Monument set at the angle or junction of Park Avenue and Fredrick Street and a distance of ninety-nine and two tenths (99.2) feet from the Southeasterly corner of the Gould lot, so called; thence, run on the Northerly or Westerly side line of Park Avenue forty (40) feet to land sold by May Chapman to Louisa A. Trefethen; thence, Northerly or Westerly by said Louisa A. Trefethen's Northerly side line eighty (80) feet; thence, turn an angle and run Northerly forty (40) feet; thence, turn an angle and run Easterly eighty (80) feet to the first named point or place of beginning.

TM 88/C/17

Also, a certain other lot or parcel of land situated on said Island, at said Park, bounded and described as follows, to wit: Beginning at the Southeasterly corner of the first described lot or parcel of land in this deed, and run thence from the Northerly or Westerly side line of Park Avenue in a Northerly course by the Southerly boundary line of the first described lot, and run a distance of one hundred (100) feet on said line, being twenty (20) feet longer than the first lot described; thence, turn an angle to the left and run a line parallel with the Northerly or Westerly side line of Park Avenue, a distance of sixty (60) feet to Arbutus Avenue; thence Easterly by Arbutus Avenue to Park Avenue; thence by Park Avenue sixty (60) feet, more or less, to the first named point or place of beginning.

TM 88/C/18

Being the same premises conveyed to Andrew M. Whitten and Ellen M. Whitten by William H. Trefethen et als by warranty deed dated October 27, 1919, recorded in Cumberland County Registry of Deeds in Book 1036, Page 85.

Also, a certain other lot or parcel of land situated in said Portland, on Peaks Island, so called, therein, in that section of said Peaks Island known as and called Rock Bound Park, said lot being more particularly bounded and described as follows: Beginning at an iron pipe on the northeast side of Arbutus Avenue, marking the southwesterly corner of land formerly of Andrew M. Whitten; thence running northeasterly by said Whitten lot sixty (60) feet to an iron pipe; thence southeasterly at right angles from the last mentioned line twenty (20) feet to an iron pipe; thence northeasterly at right angles from the last mentioned line forty (40) feet to an iron pipe; thence at right angles to the last course westerly twenty (20) feet; thence northeasterly on a line parallel to Park Avenue fifty-one and five tenths (51.5) feet to land of one Wilkins; thence westerly by said Wilkins' land fifty-four and two tenths (54.2) feet to a point; thence running southeasterly parallel with said Whitten's westerly boundary line and such line extended, and at a distance of fifty (50) feet

TM 88/C/19

Inspections Division
Date: 10/28/16

1410
342

from said Whitten line, one hundred sixty-nine (169) feet, more or less, to said Arbutus Avenue; thence easterly by the northerly side line of said Arbutus Avenue fifty-one (51) feet, more or less, to the point of beginning.

Being the same premises conveyed to Andrew M. Whitten and Ellen M. Whitten by George H. Hill by warranty deed dated November 25, 1925, recorded in said Registry of Deeds in Book 1224, Page 308.

Title of the Grantor herein is derived by will of Andrew M. Whitten, which was proved in the Cumberland Probate Court April 7, 1938, an abstract of which is recorded in said Registry of Deeds in Book 1524, Page 280, and by will of Ellen M. Whitten, which was proved in said Court June 1, 1939, an abstract of which is recorded in said Registry in Book 1570, Page 124.

U.S.I.R.
$.55
F.R.W.
4/29/48

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

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Frank R. Whitten and I, Elinor S. Whitten, wife of the said Frank R. Whitten, joining in this deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-ninth day of April, in the year of our Lord one thousand nine hundred and Forty-eight.

Signed, Sealed and Delivered
in presence of

Geo. H. Hinckley — Frank R. Whitten — Seal
to both — Elinor S. Whitten — Seal

State of Maine. Cumberland, ss. April 29, A.D. 1948

Personally appeared the above named Frank R. Whitten and acknowledged the foregoing instrument to be his free act and deed.

Before me, George H. Hinckley, Justice of the Peace.

Received May 3, 1948 at 11h, 55m, A.M. and recorded according to the original. *

Oceanic Hotel Co. to Angell War.

KNOW ALL MEN BY THESE PRESENTS, That The Oceanic Hotel Company, a corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations, paid by George F. Angell, of Providence, in the County of Providence and State of Rhode Island, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said George F. Angell, his heirs and assigns forever, a certain lot or parcel of land situated on Peaks Island, in said Portland, and bounded and described as follows:

Beginning at the Southerly corner of the Oceanic House lot, so-called, at an

Inspections Division
Date: 10/28/16
217

WARRANTY DEED
54692 BOOK 7013 PAGE 217

Know all Men by these Presents,

That we, John F. Nealand, of Portland, County of Cumberland, State of Maine; Rosemary Welch, of South Portland, County of Cumberland, State of Maine; and Anne E. O'Carroll, of South Portland, County of Cumberland, State of Maine being the sole heirs of Elizabeth M. Nealand

in consideration of one dollar and other valuable consideration

paid by John T. Walsh and Madeline R. Walsh

whose mailing address is

Groton, Massachusetts

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

John T. Walsh and Madeline R. Walsh, as joint tenants and not as tenants in common

their heirs and assigns forever,

a certain lot or parcel of land, with the buildings thereon, situated at Rock Bound Park on Peaks Island, in the limits of the City of Portland, in said County and State, bounded and described as follows, to wit: Beginning at a point on the Northerly or Westerly side of Park Avenue, a distance of two hundred one and two tenths (201.2) feet from a U. S. Monument set at the angle or junction of Park Avenue and Frederick Street and a distance of ninety-nine and two tenths (99.2) feet from the Southeasterly corner of the Gould lot, so called; thence run on the Northerly or Westerly side line of Park Avenue forty (40) feet to land sold by May Chapman to Louisa A. Trefethen; thence Northerly or Westerly by said Louisa A. Trefethen's Northerly side line eighty (80) feet; thence, turn an angle and run Northerly forty (40) feet; thence turn an angle and run Easterly eighty (80) feet to the first named point of place of beginning. TM 88/C/17

Also, a certain other lot or parcel of land situated on said Island, at said Park, bounded and described as follows, to wit: Beginning at the Southeasterly corner of the first described lot or parcel of land in this deed, and run thence from the Northerly or Westerly side line of Park Avenue in a Northerly course by the Southerly boundary line of the first described lot, and run a distance of one hundred (100) feet on said line, being twenty (20) feet longer than the first lot described; thence, turn an angle to the left and run a line parallel with the Northerly or Westerly side line of Park Avenue, a distance of sixty (60) feet to Arbutus Avenue; thence Easterly by Arbutus Avenue to Park Avenue; thence by Park Avenue sixty (60) feet, more or less, to the first named point or place of beginning. TM 88/C/18

Also, a certain other lot or parcel of land situated in said Portland, on Peaks Island, so called, therein, in that section of said Peaks Island known as and called Rock Bound Park, said lot being more particularly bounded and described as follows: - Beginning at an iron pipe on the northeast side of Arbutus Avenue, marking the southwesterly corner of land formerly of Andrew M. Whitten; thence running northeasterly by said Whitten lot sixty (60) feet to an iron pipe; thence southeasterly at right angles from the last mentioned line twenty (20) feet to an iron pipe; thence northeasterly at right angles from the last mentioned line forty (40) feet to an iron pipe; thence at right angles to the last course westerly twenty (20) feet; TM 88/C/19

thence northeasterly on a line parallel to Park Avenue fifty-one and five tenths (51.5) feet to land of one Wilkins; thence westerly by said Wilkin's land fifty-four and two tenths (54.2) feet to a point; thence running southeasterly parallel with said Whitten's westerly boundary line and such line extended, and at a distance of fifty (50) feet from said Whitten line, one hundred sixty-nine (169) feet, more or less, to said Arbutus Avenue; thence easterly by the northerly side line of said Arbutus Avenue fifty-one (51) feet, more or less, to the point of beginning.

All being the same premises conveyed to Elizabeth M. Nealand by deed from Frank R. Whitten dated April 29, 1948 and recorded in the Cumberland County Registry of Deeds in Book 1910, Page 341.

Elizabeth M. Nealand died intestate, a widow on 10/12/79, survived by her three children, John F. Nealand, Anne E. O'Carroll, and Rosemary Welch. Petition for formal adjudication of intestacy was filed in the Cumberland County Probate Court on November 8, 1985.

TM 88/c/9 cont.

Inspections Division
Date: 10/28/16
218

Inspections Division
Date: 10/28/16

EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated at Rock Bound Park on Peaks Island, in the limits of the City of Portland, in the County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the northerly or westerly side of Central Avenue, formerly known as Park Avenue, a distance of two hundred one and two tenths (201.2) feet from a U. S. Monument set at the angle or junction of Park Avenue and Frederick Street and a distance of ninety-nine and two tenths (99.2) feet from the southeasterly corner of the Gould lot, so called; thence run on the northerly or westerly side line of Park Avenue forty (40) feet to land sold by May Chapman to Louisa A. Trefethen; thence northerly or westerly by said Louisa A. Trefethen's northerly side line eighty (80) feet; thence, turn an angle and run northerly forty (40) feet; thence turn an angle and run easterly eighty (80) feet to the first named point of place of beginning.

I TM 88/C/17

Also, a certain other lot or parcel of land situated on said Island, at said Park, bounded and described as follows, to wit:

Beginning at the southeasterly corner of the first described lot or parcel of land in this deed, and run thence from the northerly or westerly side line of Central Avenue, formerly known as Park Avenue in a northerly course by the southerly boundary line of the first described lot, and run a distance of one hundred (100) feet on said line, being twenty (20) feet longer than the first lot described; thence, turn an angle to the left and run a line parallel with the northerly or westerly side line of Park Avenue, a distance of sixty (60) feet to Arbutus Avenue; thence easterly by Arbutus Avenue to Park Avenue; thence by Park Avenue sixty (60) feet, more or less, to the first named point or place of beginning.

II TM 88/C/18

Also, a certain other lot or parcel of land situated in said Portland, on Peaks Island, so called, therein, in that section of said Peaks Island known as and called Rock Bound Park, said lot being more particularly bounded and described as follows: -

Beginning at an iron pipe on the northeast side of Arbutus Avenue, marking the southwesterly corner of land formerly of Andrew M. Whitten; thence running northeasterly by said Whitten lot sixty (60) feet to an iron pipe; thence southeasterly at right angles from the last mentioned line twenty (20) feet to an iron pipe; thence northeasterly at right angles from the last mentioned line forty (40) feet to an iron pipe; thence at right angles to the last course westerly twenty (20) feet; thence northeasterly on a line parallel to Park Avenue fifty-one and five tenths (51.5) feet to land of one Wilkins; thence westerly by said Wilkin's land fifty-four and two tenths (54.2) feet to a point; thence running southeasterly parallel with said Whitten's westerly boundary line and such line extended, and at a distance of fifty (50) feet from said Whitten line, one hundred sixty-nine (169) feet, more or less, to said Arbutus Avenue; thence easterly by the northerly side line of said Arbutus Avenue fifty-one (51) feet, more or less, to the point of beginning.

III TM 88/C/19

Inspections Division
Date: 10/28/16

Doc#: 30725 Bk:32384 Ps: 288

MAINE REAL ESTATE TAX PAID

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, That We, **John T. Walsh and Madeline R. Walsh,** of Groton, Massachusetts, for consideration paid, grant to:

Jesse W. Mantsch

whose mailing address is: 101 Luther Street, Peaks Island, Portland, Maine 04108, with **warranty covenants**, the real estate situated in Portland, County of Cumberland, and State of Maine, described as follows:

> A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 24 day of June, 2015.

Signed, Sealed and Delivered
in the presence of

John T. Walsh

John T. Walsh

Madeline R. Walsh

Madeline R. Walsh

State of Massachusetts
County of Middlesex

June 24, 2015

Then personally appeared before me the above named John T. Walsh and Madeline R. Walsh and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Attorney at Law/Notary Public
Printed Name:
STEPHEN J.G. EDMONDS

SEAL

STEPHEN JOHN GILCHRIST EDMONDS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 10, 2021