

Quit-Claim Deed

WITH COVENANT

FROM

WILLIAM L. BAILLIE

TO

PHILLIP M. RICHARDSON, ET AL,

Dated April 30, 1976

State of Maine

ss. Registry of Deeds

Received 19

at H., M., and

recorded in Book 5, Page

ATTEST:

REGISTER

M

FROM THE OFFICE OF

Raoul E. Paradis, Esq.,
50 Old Orchard Street,
Old Orchard Beach, Maine 04064.

L. L. MARTIN, PORTLAND, ME.—OFFICE FURNITURE AND SUPPLIES
TYPEWRITERS, ADDING MACHINES, FILING CABINETS, SAFES, ETC.

MARTIN'S FORM NO. 2 — STANDARD REGISTRY FORM

**Know All Men by These Presents,**

**That** I, WILLIAM L. BAILLIE, of Waltham, County of Middlesex and Commonwealth of Massachusetts,

**in consideration of** one dollar and other valuable considerations

**paid by** PHILLIP M. RICHARDSON and JUDITH E. RICHARDSON, both of Wilmington, County of New Castle and State of Delaware,

**the receipt whereof I do hereby acknowledge, do hereby affirm, release, bargain, sell and convey and forever quit-claim unto the said PHILLIP M. RICHARDSON and JUDITH E. RICHARDSON**, as joint tenants and not as tenants in common and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever,

**~~heirs and assigns forever,~~**

a certain lot or parcel of land, with the buildings thereon, situated on Peak's Island, Portland, Maine, and beginning at a stake on Moss Knoll Avenue at the Northeastern corner of Land of T. F. Foss & Sons: thence Southerly by said Foss land one hundred (100) feet to a stake in the line of Anna Hooper's lot; thence Easterly by said Hooper's land fifty (50) feet to a stake; thence Northerly, parallel with, and fifty (50) feet from the first boundary line, one hundred (100) feet to said avenue; thence on the Southerly boundary of said Avenue Fifty (50) feet to the point begun at.

Also one other lot or parcel of land, situated in the same "Rock Bound Park" as the above lot, said lot being located sixty (60) feet Westerly from the Southwest corner of land formerly of Samuel Hallowell and being one hundred (100) feet square and located on the Northerly side of Park Avenue, so-called.

Being the same premises conveyed to Grantor by John J. McCarthy by his Warranty Deed dated May 1, 1948 and recorded in Cumberland Registry of Deeds in Book 1912, Page 330.

Also another certain lot or parcel of land at "Rock Bound Park", Peaks Island, County of Cumberland, bounded and described as follows: viz,

Beginning at a stake on the Northern boundary line of Park Avenue ten (10) feet Westerly of the Southwest corner of land, now or formerly of Samuel Hallowell: thence fifty (50) feet westerly on said boundary line to a stake at the Southeast corner of a lot, now or formerly of Anna Hooper: thence Northerly on a line with the Eastern boundary of said Hooper's lot One hundred (100) feet to a stake at the Northeastern corner of said lot: thence Fifty (50) feet Easterly

on a line one hundred (100) feet from and parallel with the Northern boundary line of said Avenue to a stake thence One hundred (100) feet Southerly on a line Fifty (50) feet from and parallel with the eastern boundary line of said Hooper's lot to point of beginning.

Being the same premises conveyed to William L. Baillie by City of Portland by Quit-Claim deed dated June 4, 1974 and recorded in Cumberland Registry of Deeds in Book 3557, Page 315.

**On here and in hold the same, together with all the privileges and**

**appurtenances thereunto belonging, to the said PHILLIP M. RICHARDSON and JUDITH E. RICHARDSON, as joint tenants and not as tenants in common, and their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.**

~~PHILLIP M. RICHARDSON~~

AND DO HEREIN WITH THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, that I will Warrant and Warrant Herein the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under

In Witness Whereof, I the said WILLIAM L. BAILLIE

and BESSIE M. BAILLIE

wife of the said WILLIAM L. BAILLIE

Joining in this deed as Grantor, and relinquishing and conveying <sup>my</sup> ~~my~~ rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 30th day of April in the year of our Lord one thousand nine hundred and seventy-six.

Signed, Sealed and Delivered in presence of

*Ronald E. Paradise*  
*To both*

*William L. Baillie*  
William L. Baillie  
*Bessie M. Baillie*  
Bessie M. Baillie

State of Maine.

YORK. ss.

April 30, 1976.

Personally appeared the above named WILLIAM L. BAILLIE

and acknowledged

the above instrument to be his free act and deed.

Before me,

*Ronald E. Paradise*

Justice of the Peace  
Notary Public

MAY 5 1976

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 8 H 30 M AM, and recorded in  
BOOK 3837 PAGE 321.

*Margaret Washburn*  
Acting Register