Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/15/17

QUITCLAIM DEED WITH COVENANT

JOHN W. NEWTON, f/k/a John W. Capone-Newton, of Portland, County of Cumberland, and State of Maine,

for consideration paid, grants to

LINDA J. CAPONE-NEWTON, of Peaks Island, County of Cumberland, and State of Maine,

with **QUITCLAIM COVENANTS**, the land in Portland, County of Cumberland, and State of Maine:

Certain lots or parcels of land, with the buildings thereon, situated on Peaks Island, in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

BEGINNING at the southwesterly corner of land now or formerly of Mary Rand on the line of Island Avenue;

THENCE southwesterly on the line of street 20 feet, more or less, to a point;

THENCE northwesterly 52 feet, more or less, to the southeasterly corner of land formerly owned by Mary P. Scott;

THENCE northeasterly by line of Mary P. Scott land, 27 feet, more or less, to the land of Mary Rand;

THENCE southeasterly on line of said Rand's land to the point begun at. Said lot is part of Lot No. 1 on Plan of Francis Woodbury Farm, recorded in Cumberland County Registry of Deeds in Plan Book 2, Page 49.

ALSO, another certain lot or parcel of land, with any buildings thereon, situated on said Peaks Island, bounded and described as follows:

BEGINNING at the westerly corner of land now or formerly of Almora W. Shaw and running South 62 degrees East 69 feet, 4 inches to Island Avenue;

THENCE South 44 degrees West, 43 feet, 4 inches on said Island Avenue to land now or formerly of William Woodbury;

THENCE North 62 degrees West, 59 feet on line of land now or formerly of said William Woodbury to land now or formerly of Baxter Scott;

THENCE North 28 degrees East, 42 feet, 5 inches to first mentioned bounds.

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ALSO another strip of land situated on said Peaks Island, 85 feet deep containing 10 square feet, more or less, and bounded and described as follows:

BEGINNING at the eastern corner of land now or formerly of Mary P. Scott and running northwesterly 85 feet along the boundary line of said Mary P. Scott's land;

THENCE southwesterly at right angles to land now or formerly of Henry Trefethen;

THENCE southeasterly by land now or formerly of Henry Trefethen, 86 feet, more or less, to a stake at the southern corner of land now or formerly of Mary P. Scott;

THENCE northeasterly 119 feet to the point of beginning.

ALSO the right to a supply of water from the well on said Mary P. Scott's estate by running a line of pipe to said well.

This conveyance is made subject to an easement granted to the Portland Water District dated August 11, 1975 and recorded in said Registry of Deeds in Book 3740, Page 166.

BEING the same premises conveyed to Linda J. Capone-Newton and John W. Capone-Newton by warranty deed of Robert G. and Julia C. Tiffany, dated May 27, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10727, Page 9.

ALSO another certain lot or parcel of land, with the buildings thereon, situated on Peaks Island in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Island Avenue and the southerly side of Ocean Street, being Lot #3 on a recorded plan of Sterling Farms and containing approximately 3,800 square feet, and being more particularly described in a deed from William B. Shaw to John F. Proctor dated June 11, 1903 and recorded in Cumberland County Registry of Deeds in Book 1158, Page 191, to which reference is made for a description of the premises. Said parcel being more particularly bounded and desribed as follows:

A certain lot or parcel of land located on the northwesterly side of Island Avenue on Peaks Island, Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a point at the northwesterly corner of Baxter Scott's land and thence South 62 degrees East 83 feet to the northwesterly side of Island Avenue;

THENCE South 44 degrees West 51 feet 10 inches by said Avenue;

THENCE North 62 degrees West 69 feet to land of said Baxter Scott;

THENCE North 28 degrees East 50 feet by land of said Scott to the point of beginning. Also a right of way to the sea shore.

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BEING the same premises conveyed to Linda J. Capone-Newton and John W. Capone-Newton by warranty deed of Robert G. and Julia C. Tiffany, dated May 27, 1993, and recorded in said Registry in Book 10727, Page 19.

WITNESS my hand this 15th day of August, 2004.

John W. Newton

John W. Newton

State of Maine,
~~County~~ CUMBERLAND ss:
(County)

August 15, 2004

Personally appeared the above-named John W. Newton and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ Attorney-at-Law
Bar. No. 7590

David P. Littell
(print/type name of Notary)

Received
Recorded Register of Deeds
Aug 16,2004 09:41:42A
Cumberland County
John B OBrien

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