

67982

WARRANTY DEED
Maine Statutory Short Form

BK 14173PG001

90D12

Know all Persons by these Presents,

That I, Alberta E. Watson

of Portland, County of Cumberland, State of Maine

for consideration paid, grant to John O'Sullivan, Jr. and Theresa M. O'Sullivan as joint tenants and not as tenants in common

of Hyde Park, County of _____, State of MA

whose mailing address is 45 Linwood Street

with warranty covenants, the land in Portland, County of Cumberland

State of Maine, described as follows: or on the attached:

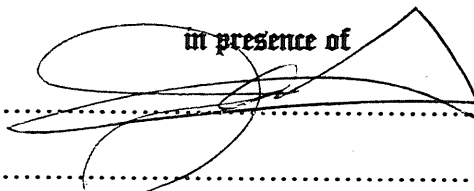
MAINE REAL ESTATE TAX PAID

Witness my hand and seal this 24th day of the month of

SEPT., 19 98.

~~Signed, Sealed and Delivered~~

in presence of

 _____
Alberta E. Watson

State of Maine, County of _____ ss. SEPTEMBER 24, 1998.

Then personally appeared the above named Alberta E. Watson and acknowledged the forgoing instrument to be her free act and deed.

Before me,  _____
Attorney at Law Notary Public

Printed Name

A certain lot or parcel of land situated on the northwesterly side of Island Avenue on Peaks Island, in said Portland, and bounded and described as follows: Beginning at the most southeasterly corner of a lot of land which was conveyed to Frank L. Howarth by deed from George Trefethen, recorded in the Cumberland Registry of Deeds, Book 731, Page 327; thence in a southwesterly direction by the most southerly side line of said Howarth lot one hundred and twenty (120) feet more or less, to the easterly side of lot numbered "3" on the plan of land of Henry Trefethen, which plan is recorded in said Registry, Plan Book 8, Page 51; thence in a southeasterly direction by the Easterly side line of said Lot No. 3, sixty-five feet and six inches to a right of way extending from said Island Avenue to the shore; thence northeasterly by said right of way eighty-seven (87) feet and eight inches to said Island Avenue; thence Northerly by said Island Avenue to the point begun at; containing fifty-seven hundred and seventy (5770) square feet, and being Lot No. 1 on the aforesaid plan; together with the right in common with others in said right of way.

A certain lot of land with the buildings thereon, situated on the Northwesterly side of Island Avenue on Peaks' Island in said Portland, Cumberland County, Maine; said lot containing seven thousand seven hundred and forty (7740) feet, and being Lot No. 3 on Plan No. 1 of the Plan of Land of Henry Trefethen made by Illsley & Cummings, August, 1896, and recorded in Cumberland Registry of Deeds, Plan Book 8, Page 51.

Being the same premises devised to Alberta E. Watson by Lewis M. Watson, Jr. Cumberland County Probate Docket #83-1331.

A certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine and more particularly described as follows:

Beginning at a point on the original dividing line between lots one (1) and two (2) as shown on a plan entitled Plan of Land, Peaks Island, Maine, dated August 24, 1896 and recorded in Plan Book 8 Page 51 at the Cumberland County Registry of Deeds, said point being South 83-27-32 East sixty-two and thirteen hundredths (62.12) feet from a point on the westerly sideline of Island Avenue being the point between said lots one (1) and two (2) as shown on said plan,

thence continuing along the dividing line between lots one (1) and two (2) North 83-27-32 West fifty-seven and fifty-five hundredths (57.55) feet to the easterly sideline of lot three (3) as shown on said plan and a point;

thence turning North 38-05-55 East along the dividing line between lots two (2) and three (3) as shown on said plan twenty-six and twenty-one hundredths (26.21) feet to a #5 rebar set with a yellow cap, PLS #2246 said rebar being South 38-05-55 West thirty-nine and eighty-eight hundredths (39.88) feet from a #5 rebar set with a yellow cap, PLS #2246 at the northeasterly corner of lot three (3) as shown on said plan,

thence turning parallel with the dividing line of lots one (1) and two (2) s shown on said plan South 83-27-32 East twenty-five and eighty-three hundredths (25.83) feet to a #5 rebar set with a yellow cap, PLS #2246,

thence turning South 32-20-00 East twenty-eight and sixty-nine hundredths (28.69) feet to the point of beginning.

Above described lot or parcel contains nine hundred and thirty-one (931) square feet.

Bearings are magnetic to the year 1995.
Meaning and intending to convey a trapezoidal parcel of land being a portion of lot two (2) as shown on a plan recorded in said Registry in Plan Book 8, Page 51.

Reference is to a Standard Boundary Survey entitled " ", prepared by TKM Land Surveyors of Westbrook, Maine, dated September, 1998 and is unrecorded at this time.

Above description prepared by Timothy DeFilipp, PLS #2246, September 15, 1998.

EXCEPTING AND RESERVING a certain lot or parcel of land situated on the westerly sideline of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine and more particularly described as follows:

Beginning at a #5 rebar set on the apparent westerly sideline of Island Avenue, said rebar being South 58-03-00 West forty-three and twenty-five hundredths (43.25) feet from the intersection of the northerly sideline of Sunset Road with the westerly sideline of Island Avenue;

thence North 58-03-00 East along the apparent westerly sideline of Island Avenue forty-eight and thirty-seven hundredths (48.37) feet to a point being between lots one (1) and two (2) as shown on a plan entitled Plan of Land, Peaks Island, Maine, dated August 24, 1896 and recorded in PlanBook 8, Page 51 at the Cumberland County Registry of Deeds;

thence turning along the dividing line between lots one (1) and two (2) as shown on said plan North 83-27-32 West sixty-two and thirteen hundredths (62.13) feet to a point, said point being South 83-27-32 East fifty-seven and fifty-five hundredths (57.55) feet from a point on the easterly sideline of lot three (3) as shown on said plan;

thence turning South 32-20-00 East thirty-eight and sixty-seven hundredths (38.67) feet to the point of beginning.

Above described lot or parcel contains nine hundred and thirty-five (935) square feet.

Bearings are magnetic to the year 1995.

Meaning and intending to convey a triangular parcel of land being a portion of lot one (1) as shown on a plan recorded in said Registry in Plan Book 8, Page 51.

Reference is to a Standard Boundary Survey entitled " ", prepared by TKM Land Surveyors of Westbrook, Maine, dated September, 1998 and is unrecorded at this time.

Above description prepared by Timothy DeFilipp, PLS #2246, September 15, 1998.

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 SEP 25 AM 11: 59

CUMBERLAND COUNTY

John B O'Brien