

91 -F -11 101 Trefethen Avenue

Current Owner: Stephanie Dambrie

Stephanie Dambrie

↑ 8/1/97 **Book 13232, Page 130**

Charles G. Leanness and Christina H. Leanness

↑ 5/24/89 **Book 8767, Page 275**

Christina Kelsey

↑ 8/9/84 **Book 6533, Page 49**

John Long and Christina Kelsey Long

↑ 7/15/83 Book 6266, Page 91

Farmorson, Inc.

↑ 9/26/77 Book 4103. Page 166

Wallace I. Getchell, Jr. and Roberta G. Getchell

042678

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CHARLES G. LEANESS and CHRISTINA H. LEANESS, formerly known as Christina Kelsey of New York, New York, for consideration paid, grant to STEPHANIE A. DAMBRIE, whose mailing address is 8 Kellogg Street, Portland, Maine 04101, with WARRANTY COVENANTS, the land on Peaks Island in Portland, County of Cumberland and State of Maine, described in Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Charles G. Leanness and Christina H. Leanness have set their hands this 1<sup>st</sup> day of August, 1997.

[Signature]  
Witness

[Signature]  
Charles G. Leanness

[Signature]  
Witness

[Signature]  
Christina H. Leanness

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
COUNTY OF CUMBERLAND

August 1, 1997

Then personally appeared before me Charles G. Leanness and Christina H. Leanness, and acknowledged the foregoing instrument to be their free act and deed.

Before me,  
[Signature]  
Notary Public/Attorney-at-Law

James A. Hopkison  
Printed name of person taking acknowledgment

## EXHIBIT A

A 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, bounded and described as follows:

Beginning at a point on the southwesterly end line of A Street which is fifteen (15) feet northwesterly from the most westerly or northwesterly corner of lot x (small x) as shown on a plan of land of William S. Trefethen recorded in Cumberland County Registry of Deeds in Plan Book 6, Page 33; thence from said point of beginning running in a southerly direction on a course perpendicular to and which passes through the former division line between land of William S. Trefethen and Harriet S. Skillings as shown on said plan to a point two hundred (200) feet southerly of said division line; thence running in a westerly direction and at right angles to the last course to a point which is the westerly end of the second call of the first parcel described in a deed from Richard Dowle to Henry F. Merrill and William L. Blake dated March 25, 1902 and recorded in Book 714, Page 362; thence in a northly direction and at right angles to the last described course two hundred (200) feet to a point on the former Trefethen-Skillings division line; thence in a westerly direction along said division line twenty-five (25) feet to a point; thence northwesterly twenty-six (26) feet to a point; thence northeasterly two hundred thirty (230) feet to the westerly end of A Street and the point of beginning.

The above described premises are conveyed subject to rights of way as they exist or as they are shown on plans.

Excepting from the premises conveyed herein, however, that portion thereof which was conveyed to William H. Gustin, William H. Gustin, Jr. and Pamela R. Gustin by deed dated 1986, acknowledged August 5, 1986, and recorded in said Registry of Deeds in Book 7306, Page 24, which excepted portion is more particularly described as follows:

Beginning at a drill hole marking the South East corner of land of William Gustin; thence Easterly along the Northerly street line of Seashore Avenue 15.98 feet to an iron rod set in the ground which is an angle in the Northerly street line of Seashore Avenue; thence turning an angle to the left of  $176^{\circ} 03'$  and continuing along the Northerly street line of Seashore Avenue 47.31 feet to a drill hole; thence making an angle to the right of  $57^{\circ} 31'$  for a distance of 60.25 feet to a drill hole; thence making an angle to the right of  $172^{\circ} 41'$  for a distance of 84.96 feet to an iron rod; thence making an angle to the right of  $106^{\circ} 25'$  for a distance of 25 feet to an iron pipe on the Easterly property line of William Gustin; thence turning an angle to the right of  $90^{\circ}$  for a distance of 117 feet along the Easterly property line of William Gustin to the point of beginning, containing 5,773 square feet.

Being the same premises conveyed to the Grantors by Christina Kelsey, now known as Christina H. Leanness, by deed dated May 24, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8767, Page 275.

RECEIVED  
RECORDED REGISTRY OF DEEDS

1997 AUG -4 AM 11:36

CUMBERLAND COUNTY

*John B. O'Brien*

022950

EX-767 PG: 275

QUITCLAIM DEED WITH COVENANT  
JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS, That I, CHRISTINA KELSEY (formerly known as Christina Kelsey Long), of New York, County of New York and State of New York, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by CHRISTINA KELSEY and CHARLES G. LEANESS, whose mailing address is 400 East 58th Street, Apartment 8A, New York, New York 10022, the receipt whereof I do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY, and forever QUITCLAIM unto the said CHRISTINA KELSEY and CHARLES G. LEANESS, as joint tenants and not as tenants in common, their heirs and assigns forever, the following described real estate:

A 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, bounded and described as follows:

Beginning at a point on the southwesterly end line of A Street which is fifteen (15) feet northwesterly from the most westerly or northwesterly corner of lot x (small x) as shown on a plan of land of William S. Trefethen recorded in Cumberland County Registry of Deeds in Plan Book 6, Page 33; thence from said point of beginning running in a southerly direction on a course perpendicular to and which passes through the former division line between land of William S. Trefethen and Harriet S. Skillings as shown on said plan to a point two hundred (200) feet southerly of said division line; thence running in a westerly direction and at right angles to the last course to a point which is the westerly end of the second call of the first parcel described in a deed from Richard Dowle to Henry F. Merrill and William L. Blake dated March 25, 1902 and recorded in Book 714, Page 362; thence in a northerly direction and at right angles to the last described course two hundred (200) feet to a point on the former Trefethen-Skillings division line; thence in a westerly direction along said division line twenty-five (25) feet to a point; thence northwesterly twenty-six (26) feet to a point; thence northeasterly two hundred thirty (230) feet to the westerly end of A Street and the point of beginning.

The above described premises are conveyed subject to rights of way as they exist or as they are shown on plans.

Being the same premises conveyed to the Grantor by the Grantor and John Long by deed dated August 9, 1984 and recorded in said Registry of Deeds in Book 6533, Page 49.

The above described premises are subject to a mortgage from the Grantor to Sun Savings and Loan Association dated August 9, 1984 and recorded in said Registry of Deeds in Book 6533, Page 51.

Excepting from the premises conveyed herein, however, that portion thereof which was conveyed by the Grantor to William H. Gustin, William H. Gustin, Jr. and Pamela R. Gustin by deed dated 1986, acknowledged August 5, 1986, and recorded in said Registry of Deeds in Book 7306, Page 24, which excepted portion is more particularly described as follows:

Beginning at a drill hole marking the South East corner of land of William Gustin; thence Easterly along the Northerly street line of Seashore Avenue 15.98 feet to an iron rod set in the ground which is an angle in the Northerly street line of Seashore Avenue; thence turning an angle to the left of  $176^{\circ} 03'$  and continuing along the Northerly street line of Seashore Avenue 47.31 feet to a drill hole; thence making an angle to the right of  $57^{\circ} 31'$  for a distance of 60.25 feet to a drill hole; thence making an angle to the right of  $172^{\circ} 41'$  for a distance of 84.96 feet to an iron rod; thence making an angle to the right of  $106^{\circ} 25'$  for a distance of 25 feet to an iron pipe on the Easterly property line of William Gustin; thence turning an angle to the right of  $90^{\circ}$  for a distance of 117 feet along the Easterly property line of William Gustin to the point of beginning, containing 5,773 square feet.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said CHRISTINA KELSEY and CHARLES G. LEANESS, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

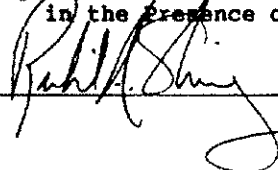
AND I do COVENANT with the said Grantees, their heirs and assigns, that I shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

The purpose of this deed is to create an estate in joint tenancy between CHRISTINA KELSEY and CHARLES G. LEANESS pursuant to 33 M.R.S.A. §159.

BA 2767 PG 277

IN WITNESS WHEREOF, I the said CHRISTINA KELSEY, being unmarried, have hereunto set my hand and seal this 24th day of May, 1989.

Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_

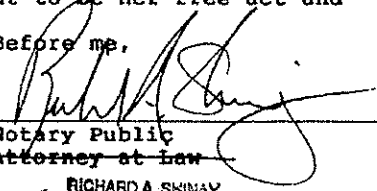
  
Christina Kelsey

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

May 24, 1989

Personally appeared the above-named Christina Kelsey and acknowledged the forgoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_

Notary Public  
Attorney at Law

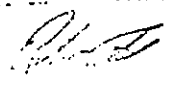
RICHARD A. SKINAY

NOTARY PUBLIC, MAINE

TYPE OR PRINT NAME

RECORDED  
1989 MAY 25 AM 10:36  
COUNTY

56918



RICHARD A. SKINAY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES 01/01/1991

SEAL

28881

**Know all Men by these Presents,**

**That** JOHN LONG and CHRISTINA KELSEY LONG, both of the City of New York, County of New York and State of New York

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

paid by CHRISTINA KELSEY (also known as Christina Kelsey Long)

whose mailing address is 666 West End Avenue, New York, NY 10025

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said CHRISTINA KELSEY (also known as Christina Kelsey Long)

her heirs and assigns forever,

A 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, bounded and described as follows:

Beginning at a point on the southwesterly end line of A Street which is fifteen (15) feet northwesterly from the most westerly or northwesterly corner of lot x (small x) as shown on a plan of land of William S. Trefethen recorded in Cumberland County Registry of Deeds in Plan Book 6, Page 33; thence from said point of beginning running in a southerly direction on a course perpendicular to and which passes through the former division line between land of William S. Trefethen and Harriet S. Skillings as shown on said plan to a point two hundred (200) feet southerly of said division line; thence running in a westerly direction and at right angles to the last course to a point which is the westerly end of the second call of the first parcel described in a deed from Richard Dowle to Henry F. Merrill and William L. Blake dated March 25, 1902 and recorded in Book 714, Page 362; thence in a northerly direction and at right angles to the last described course two hundred (200) feet to a point on the former Trefethen-Skillings division line; thence in a westerly direction along said division line twenty-five (25) feet to a point; thence northwesterly twenty-six (26) feet to a point; thence northeasterly two hundred thirty (230) feet to the westerly end of A Street and the point of beginning.

The above-described premises are conveyed subject to rights of way as they exist or as they are shown on plans.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor herein by deed of Farmorson, Inc. dated July 15, 1983 and recorded in said Registry of Deeds in Book 6266, Page 91.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said CHRISTINA KELSEY (also known as Christina Kelsey Long)

her heirs and assigns, to her and their use and behoof forever.

And we do warrant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our 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, we, the said

John Long and Christina Kelsey Long

xxx

~~XXXXXXXXXXXXXXXXXXXX~~

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 9th day of the month of August, A.D. 1984.

Signed, Sealed and Delivered

in presence of

Beth C. Richardson  
as to both

John Long  
Christina Kelsey Long

NEW YORK  
State of New York, County of New York ss: August 9, 1984.

Then personally appeared the above named John Long

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Beth C. Richardson  
Notary Public  
Attorney at Law

Print Name: Beth C. Richardson

RECEIVED  
1984 AUG 13 PM 2:03  
RECORDED REGISTRY OF LEEDS  
SUSSEX COUNTY

James J. Walsh