

91 -F -14 (trailing lot to 91-F-1) 945 Seashore Avenue

Current Owner: Pamela R. Gustin

Pamela R. Gustin

↑ 4/10/06 **Book 23858, Page 163**

William H. Gustin, Jr.

↑ 5/11/95 **Book 13241, Page 332**

William H. Gustin

↑ 7/23/86 **Book 7290, Page 341**

William H. Gustin, William H. Gustin Jr., Pamela R. Gustin as joint tenants

↑

William H. Gustin and Ralph L. Gustin, Jr.

↑ 5/29/74 **Book 3559, Page 81**

Ruth Gustin

↑ 9/15/36 **Book 1504, Page 419**

Home for Aged Women

**QUITCLAIM DEED WITHOUT COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS that WILLIAM H. GUSTIN, JR. of East Lyme, Connecticut, releases to PAMELA R. GUSTIN, whose mailing address is 5 Tote Road, Cape Elizabeth, ME 04107, the land, with any buildings thereon, situated on Peaks Island, City of Portland, Cumberland County, and State of Maine, bounded and described as follows:

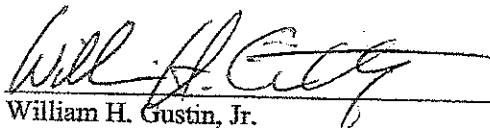
Northerly by land conveyed by J.T. Haskins to Leander M. Haskins by deed dated November 7, 1911, recorded in Cumberland County Registry of Deeds in Book 885, Page 265, and later conveyed to H. Gertrude Jones; easterly by land now or formerly of W.L. Blake, southerly by that part of Sea Shore Avenue formerly known as Skillings Avenue, and westerly by that part of Skillings Avenue formerly known as Earl Street so-called and containing sixteen thousand six hundred fifty-six (16,656) square feet, more or less, and being the southerly part of Lot 22 as shown on a plan of Skillings Farm recorded in said Registry in Plan Book 11, Page 99.

Also a certain lot or parcel of land situated on said Peaks Island, and being the northerly part of said Lot 22 as shown on plan of the Skillings Farm aforesaid, bounded and described as follows:

Beginning at a point on the westerly side line of said lot northerly twenty-six (26) feet, more or less, from the corner of Skillings Avenue and Earl Street, proceeding thence northerly fifty-two (52) feet to land formerly of William S. Trefethen, or the northwest corner of said lot or two hundred thirty-three and five tenths (233.5) feet to land now or formerly of W.L. Blake; thence along said land fifty-two feet to a point; thence two hundred thirty-three and five tenths (233.5) feet in a westerly direction parallel to the northern boundary of said lot to the point of beginning, making practically a parallelogram fifty-two (52) feet by two hundred thirty-three and five tenths (233.5) feet on the northerly side of said lot and containing approximately 12,142 square feet.

Meaning and intending to convey, and hereby conveying, the premises described in a deed from William H. Gustin to William H. Gustin, Jr. and Pamela R. Gustin dated May 11, 1995 and recorded in the Cumberland County Registry of Deeds in Book 13241, Page 332.

IN WITNESS WHEREOF, the said William H. Gustin, Jr. has hereunto set his hand and seal this 10TH day of April, 2006.

  
\_\_\_\_\_  
William H. Gustin, Jr.

MAINE REAL ESTATE TAX PAID

STATE OF CONNECTICUT

County: New London

April 10, 2006

Then personally appeared before me the above-named William H. Gustin, Jr. and made oath that the foregoing instrument is his free act and deed.

*Gregory Rosa*

Notary Public

**GREGORY ROSA**  
**NOTARY PUBLIC**

MY COMMISSION EXPIRES MAY 31, 2008

Typed or printed name

SEAL

Received  
Recorded Register of Deeds  
Apr 18:2006 11:20:01A  
Cumberland County...  
John B O'Brien

QUITCLAIM DEED WITH COVENANT  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM H. GUSTIN, of Portland in the County of Cumberland and State of Maine, for consideration paid, grant to WILLIAM H. GUSTIN, JR., of East Lyme in the County of New London and State of Connecticut, whose mailing address is 16 Brookfield Drive, East Lyme, CT 06333, and PAMELA R. GUSTIN of Cape Elizabeth in the County of Cumberland and State of Maine, whose mailing address is 598 Preble Street, Cape Elizabeth, ME 04107, with QUITCLAIM COVENANT, all my right, title and interest in and to the land in said Portland, described as follows:

The following described real property with buildings thereon situated in Peaks Island, Portland, County of Cumberland and State of Maine and more particularly bounded and described as follows:

Northerly by land conveyed by J. T. Haskins to Leander M. Haskins by deed dated November 7, 1911, recorded in Cumberland County Registry of Deeds in Book 885, Page 265, and later conveyed to H. Gertrude Jones; easterly by land now or formerly of W. L. Blake; southerly by that part of Sea Shore Avenue formerly known as Skillings Avenue, and westerly by that part of Skillings Avenue formerly known as Earl Street so-called and containing sixteen thousand six hundred fifty-six (16,656) square feet, more or less, and being the southerly part of Lot 22 as shown on a plan of Skillings Farm recorded in said Registry in Plan Book 11, Page 99.

Also a certain lot or parcel of land situated on said Peaks Island, and being the northerly part of said Lot 22 as shown on plan of the Skillings Farm aforesaid, bounded and described as follows:


Beginning at a point on the westerly side line of said lot northerly twenty-six (26) feet, more or less, from the corner of Skillings Avenue and Earl Street, proceeding thence northerly fifty-two (52) feet to land formerly of William S. Trefethen, or the northwest corner of said lot or two hundred thirty-three and five tenths (233.5) feet to land now or formerly of W. L. Blake; thence along said land fifty-two feet to a point; thence two hundred thirty-three and five tenths (233.5) feet in a westerly direction parallel to the northern boundary of said lot to the point of beginning, making practically a parallelogram fifty-two (52) feet by two hundred thirty-three and five tenths (233.5) feet on the northerly side of said lot and containing approximately 12,142 square feet.

Meaning and intending to convey and hereby conveying all our right, title and interest in and to all of said Lot No. 22, but without hereby warranting that the land herein described constitutes all of said Lot No. 22.

Being the same premises described in a quitclaim deed from the Grantee herein to himself and the Grantors herein as joint tenants, said deed being dated July 23, 1986, and recorded in said Cumberland County Registry of Deeds in Book 7290, Page 341.

WITNESS my hand and seal on May 11, 1995.

Katherine W. Foley  
Witness

William H. Gustin  
William H. Gustin 

STATE OF MAINE  
Cumberland, ss.

May 11, 1995

Then personally appeared the above-named WILLIAM H. GUSTIN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Katherine W. Foley  
Notary Public/Attorney at Law  
Printed name:

1405A

RECEIVED  
REGISTERED REGISTRY OF DEEDS  
1997 AUG -7 PM 1:28  
CUMBERLAND COUNTY  
John B. Bruin

QUITCLAIM DEED WITH COVENANT  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, THAT I, WILLIAM H. GUSTIN, of Portland in the County of Cumberland and State of Maine, for consideration paid, grant to WILLIAM H. GUSTIN, JR., of East Lyme in the County of New London and State of Connecticut, whose mailing address is 16 Brookfield Drive, East Lyme, CT 06833, and PAMELA R. GUSTIN of Cape Elizabeth in the County of Cumberland and State of Maine, whose mailing address is 598 Preble Street, Cape Elizabeth, ME 04107, with QUITCLAIM COVENANT, all my right, title and interest in and to the land in said Portland, described as follows:

The following described real property with buildings thereon situated in Peaks Island, Portland, County of Cumberland and State of Maine and more particularly bounded and described as follows:

Northerly by land conveyed by J. T. Haskins to Leander M. Haskins by deed dated November 7, 1911, recorded in Cumberland County Registry of Deeds in Book 885, Page 265, and later conveyed to H. Gertrude Jones; easterly by land now or formerly of W. L. Blake; southerly by that part of Sea Shore Avenue formerly known as Skillings Avenue, and westerly by that part of Skillings Avenue formerly known as Earl Street so-called and containing sixteen thousand six hundred fifty-six (16,656) square feet, more or less, and being the southerly part of Lot 22 as shown on a plan of Skillings Farm recorded in said Registry in Plan Book 11, Page 99.

Also a certain lot or parcel of land situated on said Peaks Island, and being the northerly part of said Lot 22 as shown on plan of the Skillings Farm aforesaid, bounded and described as follows:

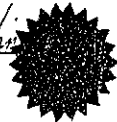
Beginning at a point on the westerly side line of said lot northerly twenty-six (26) feet, more or less, from the corner of Skillings Avenue and Earl Street, proceeding thence northerly fifty-two (52) feet to land formerly of William S. Trefethen, or the northwest corner of said lot or two hundred thirty-three and five tenths (233.5) feet to land now or formerly of W. L. Blake; thence along said land fifty-two feet to a point; thence two hundred thirty-three and five tenths (233.5) feet in a westerly direction parallel to the northern boundary of said lot to the point of beginning, making practically a parallelogram fifty-two (52) feet by two hundred thirty-three and five tenths (233.5) feet on the northerly side of said lot and containing approximately 12,142 square feet.

Meaning and intending to convey and hereby conveying all our right, title and interest in and to all of said Lot No. 22, but without hereby warranting that the land herein described constitutes all of said Lot No. 22.

Being the same premises described in a quitclaim deed from the Grantee herein to himself and the Grantors herein as joint tenants, said deed being dated July 23, 1986, and recorded in said Cumberland County Registry of Deeds in Book 7290, Page 341.

WITNESS my hand and seal on *May 11*, 1995.

*Katherine W. Foley*  
Witness

*William H. Gustin*  
William H. Gustin 

STATE OF MAINE  
Cumberland, ss.

*May 11*, 1995

Then personally appeared the above-named WILLIAM H. GUSTIN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Katherine W. Foley*  
Notary Public/~~Attorney at Law~~  
Printed name:

1405A

RECEIVED  
CUMBERLAND COUNTY REGISTRY OF DEEDS  
1997 AUG -7 PH 1:28  
CUMBERLAND COUNTY  
*John B. Bruin*

## Know all Men by these Presents,

That I, RUTH E. GUSTIN of Winchester, County of Middlesex and  
Commonwealth of Massachusetts

in consideration of One Dollar and other valuable considerations,  
(being less than One Hundred Dollars)

paid by WILLIAM H. GUSTIN of said Winchester and RALPH L. GUSTIN, JR.  
of Wellesley in the County of Norfolk in said Commonwealth

the receipt whereof she <sup>does</sup>  
~~do~~ hereby acknowledge, <sup>does</sup>  
~~do~~ hereby

give, grant, bargain, sell and convey, unto the said William H. Gustin and  
their  
Ralph L. Gustin, Jr. as tenants in common/heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated  
on the northeasterly part of Peaks Island in the City of Portland,  
County of Cumberland and State of Maine, bounded and described as  
follows:

Northerly by land conveyed by J.T. Haskins to Leander M. Haskins by  
deed dated November 7, 1911, recorded in Cumberland County Registry  
of Deeds in Book 885, Page 265, and later conveyed to H. Gertrude  
Jones; easterly by land now or formerly of W. L. Blake; southerly  
by that part of Sea Shore Avenue formerly known as Skillings Avenue,  
and westerly by that part of Skillings Avenue formerly known as  
Earl Street so-called and containing sixteen thousand six hundred  
fifty-six (16,656) square feet, more or less, and being the southerly  
part of Lot No. 22 as shown on a plan of Skillings Farm recorded in  
said Registry in Plan Book 11, Page 99.

Also a certain lot or parcel of land situated on said Peaks Island,  
and being the northerly part of said Lot No. 22 as shown on plan of  
the Skillings Farm aforesaid, bounded and described as follows:

Beginning at a point on the westerly side line of said lot northerly  
twenty-six (26) feet, more or less, from the corner of Skillings  
Avenue and Earl Street, proceeding thence northerly fifty-two (52)  
feet to land formerly of William S. Trefethen, or the northwest  
corner of said lot; thence easterly the entire length of the northern  
boundary of said lot or two hundred thirty-three and five tenths  
(233.5) feet to land now or formerly of W. L. Blake; thence along  
said land fifty-two (52) feet to a point; thence two hundred thirty-  
three and five tenths (233.5) feet in a westerly direction parallel  
to the northern boundary of said lot to the point of beginning,  
making practically a parallelogram fifty-two (52) feet by two  
hundred thirty-three and five tenths (233.5) feet on the northerly  
side of said lot and containing approximately 12,142 square feet.

Meaning and intending to convey and hereby conveying all of said  
Lot No. 22, but without hereby warranting that the land herein  
conveyed constitutes all of said Lot No. 22.  
For source of the Grantor's title reference is hereby made to the  
deed from the Home For Aged Women to Ruth E. Gustin, dated  
September 15, 1936 and recorded in Cumberland County Registry of  
Deeds, Book 1504, Page 419.

The premises hereby conveyed are conveyed subject to the taxes for  
the municipal tax year beginning April 1, 1974 which taxes the  
Grantees herein assume and agree to pay.



To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said William H. Gustin and Ralph L. Gustin, Jr.

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

And I do COVENANT with the said Grantees, their heirs and assigns, that, I am lawfully seized in fee of the premises that they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs 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.

In Witness Whereof, the said RUTH E. GUSTIN

and RALPH L. GUSTIN

husband

of the said

Ruth E. Gustin joining in this deed as Grantor, and relinquishing and conveying his right by descent and all other rights in the above described premises, have hereunto set their hands and seals this 29<sup>th</sup> day of May in the year of our Lord one thousand nine hundred and seventy-four.

Signed, Sealed and Delivered in presence of [Signature]

[Signature] Ruth E. Gustin [Signature] Ralph L. Gustin

COMMONWEALTH OF MASSACHUSETTS State of Maine, Middlesex, SS

May 29, 1974

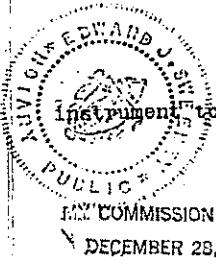
Personally appeared the above named RUTH E. GUSTIN

and acknowledged the above

instrument to be her free act and deed.

Before me,

[Signature] Justice of the Peace Notary Public.



STATE OF MAINE

CUMBERLAND, ss.

REGISTRY OF DEEDS

Received at 12:30 P.M. on JUN 14 1974 and recorded in Book 2559 Page 81

Attest

[Signature] Register