

91 -F -2, 79 Trefethen Avenue

Current Owner: Betty L. Rounds

Betty L. Rounds

↑ 4/27/12 **Book 29562, Page 268**

Betty L. Rounds as PR of Estate of Margaret Mary Richards

↑ devise

Margaret Mary Richards and Betty L. Rounds as Tenants in Common

↑ 11/16/87 **Book 8070, Page 246**

Margaret Mary Richards

↑ 3/9/71 **Book 3162, Page 219**

Edmund Richards

DEED OF DISTRIBUTION

Betty L. Rounds, duly appointed and acting Personal Representative of the Estate of Margaret Mary Richards, deceased, whose Will was duly admitted to probate in the Probate Court for Cumberland County, Maine, under Docket No. 2012-0359, by the power conferred by law, and every other power, in distribution of the Estate, grants to BETTY L. ROUNDS, the land and buildings thereon at 79 Trefethen Avenue, Peaks Island, County of Cumberland and State of Maine, more particularly described as follows:

Beginning at a stake standing in the ground on the division line between the land formerly of William S. Trefethen and land formerly of Harriet N. Skillings as shown on the plan recorded in Cumberland County Registry of Deeds in Plan Book 6, Page 33 and on the westerly side line of the continuation of 2nd Street, as shown on said plan, which point is thirty (30) feet from the most westerly corner of the lot of land conveyed by said Trefethen to Josephine D. Skolfield, by deed dated February 5, 1895, and recorded in said Registry of Deeds in Book 621, Page 156; thence westerly by said division line ninety-seven and one-quarter (97 1/4) feet, more or less, to the easterly side line of Seashore Avenue; thence northerly by said line of Seashore Avenue one hundred four (104) feet, more or less, to the westerly side line of the continuation of 2nd Street, as shown on said plan; thence southerly by said westerly side line of 2nd Street one hundred (100) feet, more or less, to the point of beginning.

Intending to distribute and convey, and hereby distributing and so conveying, all interest in said property as held by the Estate of Margaret Mary Richards.

Witness my hand and seal this day of 4/27, 2012.

Received  
Recorded Register of Deeds  
May 04, 2012 03:15:26P  
Cumberland County  
Pamela E. Lovley

*Fred Haysman*

The Estate of Margaret Mary Richards

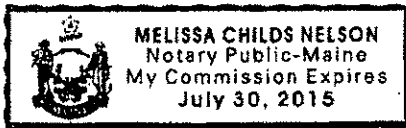
*Betty L. Rounds*

By: Betty L. Rounds  
Personal Representative of said Estate

State of Maine  
Cumberland, ss.

4/27, 2012

Personally appeared the above named Betty L. Rounds, Personal Representative of the Estate of Margaret Mary Richards, and acknowledged the above instrument to be her free act and deed in her said capacity.



*Melissa Childs Nelson*  
Notary Public  
Attorney at law

SEAL

Print name: Melissa Childs Nelson

BK 070 PG 0246

067845

SHORT FORM WARRANTY DEED

MARGARET MARY RICHARDS, of Peaks Island, Cumberland County, being unmarried, for consideration paid, grants to said MARGARET MARY RICHARDS and BETTY L. ROUNDS, of Peaks Island, county of Cumberland, as tenants in common with Warranty Covenants, the land in Peaks Island, Cumberland County, Maine, situated on the southerly side of Trefethen Avenue, bounded and described as follows:

Beginning at a stake standing in the ground on the division line between the land formerly of William S. Trefethen and land formerly of Harriet N. Skillings as shown on the plan recorded in Cumberland County Registry of Deeds in Plan Book 6, Page 33 and on the westerly side line of the continuation of 2nd Street, as shown on said plan, which point is thirty (30) feet from the most westerly corner of the lot of land conveyed by said Trefethen to Josephine D. Skolfield, by deed dated February 5, 1895, and recorded in said Registry of Deeds in Book 621, Page 156; thence westerly by said division line ninety-seven and one-quarter (97 1/4) feet, more or less, to the easterly side line of Seashore Avenue; thence northerly by said line of Seashore Avenue one hundred four (104) feet, more or less, to the southerly side line of Trefethen Avenue; thence easterly by said Trefethen Avenue fifty (50) feet, more or less, to the westerly side line of the continuation of 2nd Street, as shown on said plan; thence southerly by said westerly side line of 2nd Street one hundred (100) feet, more or less, to the point of beginning.

Being a portion of the property conveyed to Margaret Mary Richards by Warranty Deed of Edmund Richards dated March 9, 1971 and recorded in the Cumberland County Registry of Deeds, Book 3162, Page 219.

Witness my hand the 16 day of November, 1987.

David Beneman  
Witness

Margaret Mary Richards  
Margaret Mary Richards

STATE OF MAINE  
CUMBERLAND, SS.

November 16, 1987

Personally appeared the above named MARGARET MARY RICHARDS and acknowledged the foregoing instrument to be her free act and deed.

Before me,

David Beneman

Notary-Public  
Attorney-at-Law

David Beneman

LEVENSON  
&  
VICKERSON  
102 MIDDLE STREET  
P.O. BOX 465 DTB  
PORTLAND, ME 04112

RECORDED  
RECORDS REGISTRY OF DEEDS

1987 NOV 18 PH12:43

CUMBERLAND COUNTY  
James J. Walsh

C. 1881

**Know all Men by these Presents,**

**That** EDMUND RICHARDS of Yarmouth, County of Cumberland and State of Maine

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

paid by MARGARET MARY RICHARDS of said Yarmouth

the receipt whereof I do hereby acknowledge, do hereby

give, grant, bargain, sell and convey, unto the said Margaret Mary Richards,  
her heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated on the southerly side of Trefethen Avenue, Peaks Island, in said Portland, bounded and described, as follows, viz:-

Beginning at a stake standing in the ground on the division line between the land formerly of William S. Trefethen and land formerly of Harriet W. Skillings as shown on the plan recorded in Cumberland County Registry of Deeds in Plan Book 6, Page 33 and on the westerly side line of the continuation of 2nd Street, as shown on said plan, which point is thirty (30) feet from the most westerly corner of the lot of land conveyed by said Trefethen to Josephine D. Skolfield, by deed dated February 5, 1895, and recorded in said Registry of Deeds in Book 621, Page 156; thence westerly by said division line ninety-seven and one-quarter (97 1/4) feet, more or less, to the easterly side line of Seashore Avenue; thence northerly by said line of Seashore Avenue one hundred four (104) feet, more or less, to the southerly side line of Trefethen Avenue; thence easterly by said Trefethen Avenue fifty (50) feet; more or less, to the westerly side line of the continuation of 2nd Street, as shown on said plan; thence southerly by said westerly side line of 2nd Street one hundred (100) feet, more or less, to the point of beginning.

A certain lot or parcel of land with the buildings thereon situated in said Yarmouth consisting of two lots situated on the Easterly side of Bowdoin Street and being lots numbered 13 and 14 according to plan of land made by John A. Jones, C.E. and recorded in the Cumberland County Registry of Deeds in Plan Book 10, Page 87, being a portion of the same premises conveyed by Lawrence B. Merrill to Bessie T. Hewett.

The Grantor reserves the right to himself and his wife, Mary Oliver Richards to live at the premises at Bowdoin Street, Yarmouth so long as either one of them shall live.

The foregoing conveyance is subject to a certain mortgage in favor of Cumberland Savings and Loan Association, now Sun Federal Savings and Loan, which mortgage the grantee assumes and agrees to pay according to its terms.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Margaret Mary Richards, her

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

And I do COVENANT with the said Grantee, her 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 Grantee to hold as aforesaid; and that I and my 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, the said Edmund Richards

and Mary Olive Richards

wife of the said Edmund Richards

joining in this deed as Grantor, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hand and seal this 9th day of March in the year of our Lord one thousand nine hundred and seventy-one

Signed, Sealed and Delivered in presence of

*Walter A. [Signature]*  
*H. [Signature]*

*Edmund Richards*  
*Mary Olive Richards*



State of Maine, } ss. March 9th 1971  
Cumberland

Personally appeared the above named Edmund Richards,

and acknowledged the above

instrument to be his free act and deed.

Before me,  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 10 H 40 AM, and recorded in

BOOK 3162 PAGE 219

*Walter A. [Signature]*  
Justice of the Peace,  
Notary Public.  
Registrar

MAR 11 1971