

91 -F -5 & 6 97 Trefethen Avenue

Current Owner: Ardtole, LLC

Ardtole, LLC

↑ 12/23/13 **Book 31259, Page 343**

O'Brien, Robert C. and Astrid, M.

(three source deeds into the O'Briens, see below)

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4/29/68 **Book 3551, Page 184**

8/13/74 **Book 3951, Page 193**

9/18/74 **Book 3604, Page 2**

Virginia B. McCormick

John McCormick and

Grace Kinney

Virginia B. McCormick

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that Robert C. O'Brien and Astrid M. O'Brien, of Bronx, County of Bronx, and State of New York (collectively, the "Grantors"), in consideration of \$1.00 and other valuable consideration, paid by Ardtole, LLC, a limited liability company formed under the laws of the State of Maine whose mailing address is 5550 Fieldston Road, Apt. 9J, Bronx, NY 10471, County of Bronx, State of New York ("Grantee"), the receipt whereof they hereby acknowledge, do hereby remise, bargain, sell and convey, and forever grant unto the said Grantee, the Grantors' property located at 97 Trefethen Ave., Peaks Island, City of Portland, County of Cumberland, State of Maine as more particularly described on Exhibit A hereto.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Grantee, its successors and assigns, to their own use and behoof forever. AND said Grantors do covenant with the said Grantee, its successors and assigns, that they will WARRANT AND DEFEND the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the said Grantors.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal this _____ day of December, 2013.

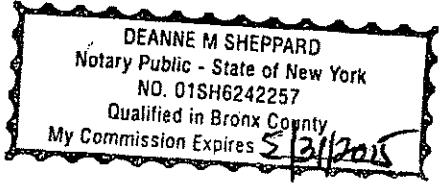
[Signature]
Witness
[Signature]
Witness

[Signature]
Robert C. O'Brien
[Signature]
Astrid M. O'Brien

STATE OF MAINE
County of Cumberland, ss. December 23, 2013

Then personally appeared the above named Robert C. O'Brien and Astrid M. O'Brien (known to me or satisfactorily proven to me) and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Deanne M Sheppard
Notary Public/Attorney at Law
Printed Name: [Signature]
My Commission Expires: 5/31/2015

EXHIBIT A
(To Deed from O'Brien to Artdtole)

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being on the southwest corner of Trefethen Avenue, and Third Street, on the southeast side of said Trefethen Avenue in that part of Portland in the County of Cumberland and State of Maine known as Peaks Island, and bounded and described as follows:

BEGINNING at the southwest corner of said Trefethen Avenue and Third Street; thence southeasterly along said Third Street 100 feet to a point; thence at right angles to said Third Street in a southwesterly direction 100 feet to a point; thence at right angles in a northwesterly direction 100 feet to said Trefethen Avenue; thence northeasterly along said Trefethen Avenue 100 feet to the point of beginning; being lots #15 and 16 as shown on a plan of the Homestead of William S. Trefethen made in August 1887 and recorded in Cumberland County Registry of Deeds, Plan Book 6, Page 33 and containing 10,000 square feet, and being the premises conveyed to Mary Virginia McCormick by deed dated November 2nd, 1960 and recorded in Cumberland County Registry of Deeds, Book 2590, Page 289, et seq.

Reference is hereby made to the Deed from Virginia B. McCormack to the grantors dated April 29, 1968 and recorded in the Cumberland County Registry of Deeds in Book 3551, page 184; the Deed from John F. McCormack to the grantors dated August 13, 1974 and recorded in said registry in Book 3591, Page 193 and the deed from Grace Kinney to the Grantors dated September 18, 1974 and recorded in said registry in Book 3604, Page 2.

Received
Recorded Register of Deeds
Dec 30, 2013 01:47:29P
Cumberland County
Pamela E. Lovley

10514

184

This Indenture,

Made the 29th day of April, in the year of our Lord
One Thousand Nine Hundred and Sixty-Eight

Between VIRGINIA B. MCCORMICK, 12 South Mountain Avenue,

in the Town of Montclair, County of Essex
and State of New Jersey, party of the first part;

And ROBERT C. O'BRIEN and ASTRID M. O'BRIEN, his wife, of
5550 Fieldstone Road,

in the Borough of Bronx, County of Bronx
and State of New York, parties of the second part;

Witnesseth, That the said party of the first part, for and in consideration of One (\$1.00)

-----Dollar
lawful money of the United States of America to her in hand paid by the said parties of the
second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged: has remised, released, and forever Quit-Claimed, and by these presents do es
remise, release, and forever Quit-Claim unto the said parties of the second part, and to their
heirs, legal representatives, and assigns forever,

All that certain lot or parcel of land with the buildings thereon,
situated on the southwest corner of Trefethen Avenue and Third Street,
on the southeast side of said Trefethen Avenue, in that part of Port-
land in the County of Cumberland and State of Maine known as Peaks
Island, and bounded and described as follows:

BEGINNING at the southwest corner of said Trefethen Avenue and Third
Street; thence southeasterly along said Third Street one hundred (100)
feet to a point; thence at right angles to said Third Street in a south-
westerly direction one hundred (100) feet to a point; thence at right
angles in a northwesterly direction one hundred (100) feet to said
Trefethen Avenue; thence northeasterly along said Trefethen Avenue one
hundred (100) feet to the point of beginning; being lots #15 and 16
as shown on a plan of the Homestead of William S. Trefethen made in
August, 1887, and recorded in Cumberland County Registry of Deeds,
Plan Book 6, Page 33 and containing ten thousand (10,000) square feet,
and being the premises conveyed to me by Richard R. Kinney, Patricia
R. Kinney, and Gerald V. Kinney by deed dated November 2nd, 1960 and
recorded in Cumberland County Registry of Deeds, Book 2590, Page 289
et seq.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the above described premises, and every part and parcel thereof, with the appurtenances. To have and to hold, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said parties of the second part, their legal representatives and assigns, to their own proper use, benefit and behoof forever.

In Witness Whereof, the party of the first part has set her hand and seal or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered }
in the Presence of }

John F. McCormack

Fragaria B. De Cornish

186

NEW YORK
State of ~~NEW YORK~~
County of NEW YORK

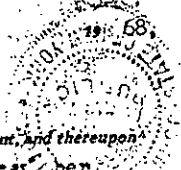
Be it Remembered, That on this twenty-ninth day of April
before me, the subscriber, a notary public of the State of New York,

personally appeared VIRGINIA B. McCORMICK

who, I am satisfied is the grantor mentioned in the within Instrument, and thereupon
she acknowledged that she signed, sealed and delivered the same as her
act and deed for the uses and purposes therein expressed.

JOHN L. McCORMICK
Notary Public, State of New York
No. 317808485
Qualified in New York County
Term Expires March 30, 1970

John L. McCormick



STATE OF MAINE

REGISTRY OF DEEDS

CUMBERLAND, ME.
Received at 8 H 30 A M on MAY 30 1974 and recorded in
Book 3557 Page 184 Attest *Lo Lenta Hester* Register

10509

Brunswick, Maine

Date: May 16, 1974

The debt secured by the within mortgage having been paid in full, this mortgage is hereby discharged
and the real estate therein described is released to the within mortgagor, he (his) heirs and assigns
forever.

In Witness Whereof, the said BRUNSWICK SAVINGS INSTITUTION has caused this instrument to be signed in its
corporate name and its corporate seal to be hereto attached by Lucien A. Dancusa
its Treasurer hereunto duly authorized, the day and year first above written.

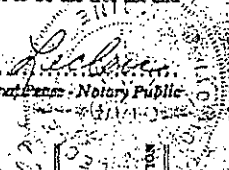
Montague C. Leclerc
IN THE PRESENCE OF: By: Lucien A. Dancusa
Treasurer

STATE OF MAINE

CUMBERLAND, ME. Dated: May 16, 1974
Personally appeared the above named Lucien A. Dancusa as Treasurer
of said BRUNSWICK SAVINGS INSTITUTION, and acknowledged the foregoing instrument to be the free act and
deed of said corporation and his free act and deed in his capacity.

MAY 30 1974
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 8 H 30 A M, and recorded in
BOOK 3557 PAGE 186 *Lo Lenta Hester* Register
Notary Public

Enclosed on mortgage recorded in Book 3478 Page 34



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT -- THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 13TH day of August, nineteen hundred and seventy-four
 BETWEEN JOHN E. McCORMICK, residing at *Mountain Farm Road,
 Tuxedo Park, Orange County, New York*, husband of
 Virginia B. McCormick, residing at Mountain Farm Road, Tuxedo Park,
 Orange County, New York,
 party of the first part, and ROBERT C. O'BRIEN and ASTRID M. O'BRIEN, his wife,
 of 5550 Fieldstone Road, Bronx, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being ~~in~~ on the southwest corner of Trefethen Avenue, and Third Street, on the southeast side of said Trefethen Avenue in that part of Portland in the County of Cumberland and State of Maine known as Peaks Island, and bounded and described as follows: BEGINNING at the southwest corner of said Trefethen Avenue and Third Street; thence southeasterly along said Third Street 100 feet to a point; thence at right angles to said Third Street in a southwesterly direction 100 feet to a point; thence at right angles in a northwesterly direction 100 feet to said Trefethen Avenue; thence northeasterly along said Trefethen Avenue 100 feet to the point of beginning; being lots #15 and 16 as shown on a plan of the Homestead of William S. Trefethen made in August 1887 and recorded in Cumberland County Registry of Deeds, Plan Book 6, Page 33 and containing 10,000 square feet, and being the premises conveyed to me by Richard R. Kinney, Patricia R. Kinney and Gerald V. Kinney by deed dated November 2nd, 1960 and recorded in Cumberland County Registry of Deeds, Book 2590 Page 289 et seq.

The party of the first by this quitclaim deed intends to release all his right title and interest including dower rights, if any, in the aforementioned premises which was conveyed by Virginia B. McCormick the owner of record, to Robert C. O'Brien and Astrid M. O'Brien, his wife by deed dated April 29th, 1968 and recorded in Cumberland County Registry of Deeds in Book 3551, Page 184.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
 IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

John E. McCormick
 John E. McCormick

194

STATE OF NEW YORK, COUNTY OF Westchester ss.
On the 13th day of August 1974, before me personally came John E. McCormick

STATE OF NEW YORK, COUNTY OF ss.
On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

David S. Mulchinnock
Notary Public
DAVID S. MULCHINOCK
Notary Public, State of New York
No. 31-2805345
Qualified in New York County
Commission Expires March 30, 1976

STATE OF NEW YORK, COUNTY OF ss.
On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

STATE OF NEW YORK, COUNTY OF ss.
On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

that he knows to be the individual described in and who executed the foregoing instrument, that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

AUG 27 1974
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 9:00 A.M. and recorded in
BOOK 3591 PAGE 193 *Ch. Kent. Register* Register

18354

Freeport, Maine, August 21 19 74

The within mortgage recorded in Book 2742, Page 265, in Cumberland County Registry of Deeds, is hereby canceled and discharged in full. In witness whereof I hereunto affix the and seal of the Depositors Trust Company.

Depositors Trust Company
By *David R. Morrill*
David R. Morrill, Asst. Vice Pres.
August 21 A. D. 19 74

State of Maine }
County of Cumberland } ss.

Personally appeared the above named David R. Morrill, Asst. Vice Pres. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Depositors Trust Company.

Before me,
Edith C. Mitchell Notary Public.
Justice of the Peace.

AUG 27 1974
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 9:00 A.M. and recorded in
BOOK 3591 PAGE 194 *Ch. Kent. Register* Register



20657

THIS INDENTURE, made the 18th day of ~~SEPTEMBER~~
 nineteen hundred and seventy-four BETWEEN GRACE KINNEY, wife of
 RICHARD KINNEY, residing at 78 Amherst Drive, Yonkers, New York,
 party of the first part, and ROBERT C. O'BRIEN and ASTRID M.
 O'BRIEN, his wife, of 5550 Fieldstone Road, Bronx, New York,
 party of the second part,

WITNESSETH, that the party of the first part, in consid-
 eration of ten dollars paid by the party of the second part, does
 hereby remise, release and quitclaim unto the party of the second
 part, the heirs or successors and assigns of the party of the
 second part forever,

ALL that certain plot, piece or parcel of land,
 with the buildings and improvements thereon erected,
 situate, lying and being on the southwest corner of
 Trefethen Avenue, and Third Street, on the southeast
 side of said Trefethen Avenue in that part of Portland
 in the County of Cumberland and State of Maine known
 as Peaks Island, and bounded and described as follows:

BEGINNING at the southwest corner of said Trefethen
 Avenue and Third Street; thence southeasterly along
 said Third Street 100 feet to a point; thence at
 right angles to said Third Street in a southwesterly
 direction 100 feet to a point; thence at right angles
 in a northwesterly direction 100 feet to said Trefethen
 Avenue; thence northeasterly along said Trefethen
 Avenue 100 feet to the point of beginning; being
 lots #15 and 16 as shown on a plan of the Homestead
 of William S. Trefethen made in August 1887 and re-
 corded in Cumberland County Registry of Deeds, Plan
 Book 6, Page 33 and containing 10,000 square feet,
 and being the premises conveyed to Mary Virginia
 McCormick by deed dated November 2nd, 1960 and recorded
 in Cumberland County Registry of Deeds, Book 2590,
 Page 289, et seq.

TOGETHER with all right, title and interest, if any, of the party
 of the first part of, in and to any streets and roads abutting
 the above-described premises to the center lines thereof; TOGETHER
 with the appurtenances and all the estate and rights of the party
 of the first part in and to said premises; TO HAVE AND TO HOLD
 the premises herein granted unto the party of the second party,
 the heirs or successors and assigns of the party of the second
 part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Grace L Kinney
GRACE KINNEY

STATE OF NEW YORK)
COUNTY OF NEW YORK)

On this 18 day of SEPTEMBER, 1974, before me personally came GRACE KINNEY, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she executed the same.

R. Preston Searle
Notary Public

R. PRESTON SEARLE
Notary Public, State of New York
No. 603576825
Qualified in Westchester County
Commission Expires March 30, 1975



SEP 26 1974

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE

Received at) H 40 M PM, and recorded in

BOOK 3604 PAGE 2 Margaret L. Nelson Deputy Register