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6/24/2007

Doc#: 34000 04+26151 P01 DiDonato DED DMK.1 1 22.07

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the Portland Water District, a quasi-municipal corporation organized and existing under the laws of the State of Maine, with a mailing address of 225 Douglass Street, Portland, Maine 04104-3553 in consideration of one dollar (\$1.00) and other valuable consideration paid by Frank DiDonato and Santo DiDonato, with a mailing address of 87 Skylark Road, Portland, Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim with quitclaim covenants, to the said Frank DiDonato and Santo DiDonato as joint tenants, their heirs and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Portland Water District has heretunto caused this instrument to be signed by Ronald Miller, its duly authorized General Manager, this 6th day of February, 2007.

PORTLAND WATER DISTRICT

By: Ronald Miller
Ronald Miller
General Manager

Dorcas M. Kates
Witness

STATE OF MAINE
CUMBERLAND, ss.

February 6, 2007

Personally appeared the above-named Ronald Miller in his capacity as the General Manager of the Portland Water District, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Portland Water District.

Before me,
Norman V. Twaddel
Notary Public/Attorney at Law

Printed Name

NORMAN V. TWADDEL
NOTARY PUBLIC STATE OF MAINE
MY COMMISSION EXPIRES ON DECEMBER 17, 2009

MAINE REAL ESTATE TAX PAID

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SCHEDULE A

Two certain lots or parcels of land situated on the Southerly side of Bertha Street in said Portland and bounded and described as follows, viz.: Lots numbered 82 and 83 as shown on a plan entitled "Plan of Portland Highlands" made by Ernest W. Branch, C. E., dated July 22, 1924 and recorded in Cumberland County Registry of Deeds in Plan Book 16, Page 10, to which plan reference is made for a more particular description of said lots. Being a part of the same premises conveyed to Irene I. Nowell by Frank P. Bailey by warranty deed dated April 15, 1936, and recorded in said Registry of Deeds in Book 1510, Page 162, together with the rights, privileges and easements and subject to the conditions and limitations and restrictions contained in said deed.

Also a certain other lot or parcel of land situated on the Westerly side of Pennell Avenue in said Portland and bounded and described as follows, viz.: Lot numbered 47 as shown on plan entitled "Plan of The Holmsteads" dated September 1921, and recorded in said Registry of Deeds in Plan Book 14, Page 70, to which plan reference is made for a more particular description of said lot. Being a portion of the same premises described in a certain deed from Florence E. Webb, et als to Irene I. Nowell, dated March 3, 1945 and recorded in said Registry of Deeds in Book 1777, Page 31.

Meaning and intending to convey the property conveyed to this Grantor by deed of Irene I. Nowell dated November 16, 1953 and recorded in Cumberland County Registry of Deeds in Book 2156, Page 61.

Also hereby conveying all right, title and interest of the Grantor in and to those portions of Bertha Street and Pennell Avenue adjacent to the above described lots, except such rights as reserved below in Pennell Avenue.

The Grantor herein reserves an easement on said property and described as follows:

- Beginning at an iron pipe at the southeast corner of Lot #83 as shown on said plan of Portland Highlands recorded in Plan Book 16, Page 10;
- Thence southwesterly along the boundary line of Lots #83 and #82 forty-eight and six tenths (48.6) feet to the southeast corner of Lot #81 as shown on said plan;
- Thence northwesterly by the boundary line of Lot #81 fifty and zero hundredths (50.00) feet to a point;
- Thence northeasterly at right angles to the last described course eighty-seven (87) feet more or less to a point on the southwest sideline of Pennell Avenue;

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