

Cluff Road Appeal Documentation

February 13, 2023

Package Index (In Order):

1. Appeal Application
2. Written Statement About the Issue
3. Tax Sheet 12 (current)
4. Section of Overlay map with hand drawn information on land ownership
5. 1856 Deed from Richards(on) to Young for this lot
6. John Young Deed to Charles C. Young (1900)
7. Mary T. Young Deed to Charles C. Young (1903)
8. Leonard to Edward and Hattie Cluff Deed (1921)
9. Allen to Sylvester Deed (1906)
10. Sylvester to Dornan Estate Deed (1937)
11. Freeman to Meehan Deed (1964)
12. Meehan Deed through Trustee for debtor to Brady (1971). Cluff Road lot
13. Meehan Plot Plan Subdivision (1988)
14. Meehan Plot Plan Subdivision (1994)
15. Cluff Deed to RRCT (2021)
16. RRCT Trust Release Deed to Meehan (2022)
17. RRCT Survey Showing new lot 13-B (2022)
18. Meehan Deed to Graiver and Harrison (2022)
19. Land Use Ordinance Pages (current)
20. Town Tax Map and Lot pages (2018 to 2022)

I, David C. Comparetto, residing at 36 Cluff Road, North Yarmouth, Maine wish to join in the appeal filed by Lincoln J. Merrill, Jr. regarding the permit recently issued by the Code Enforcement Officer for a new home and a subsurface wastewater system on Cluff Road.

I attest that I am a co-appellant with Mr. Merrill and affirm the application and the supporting documents that he submitted to your office on February 13th.

I also attest that I am an abutter to the property whose permit we are appealing.

David C. Comparetto
36 Cluff Road
North Yarmouth, Maine 04097-6711

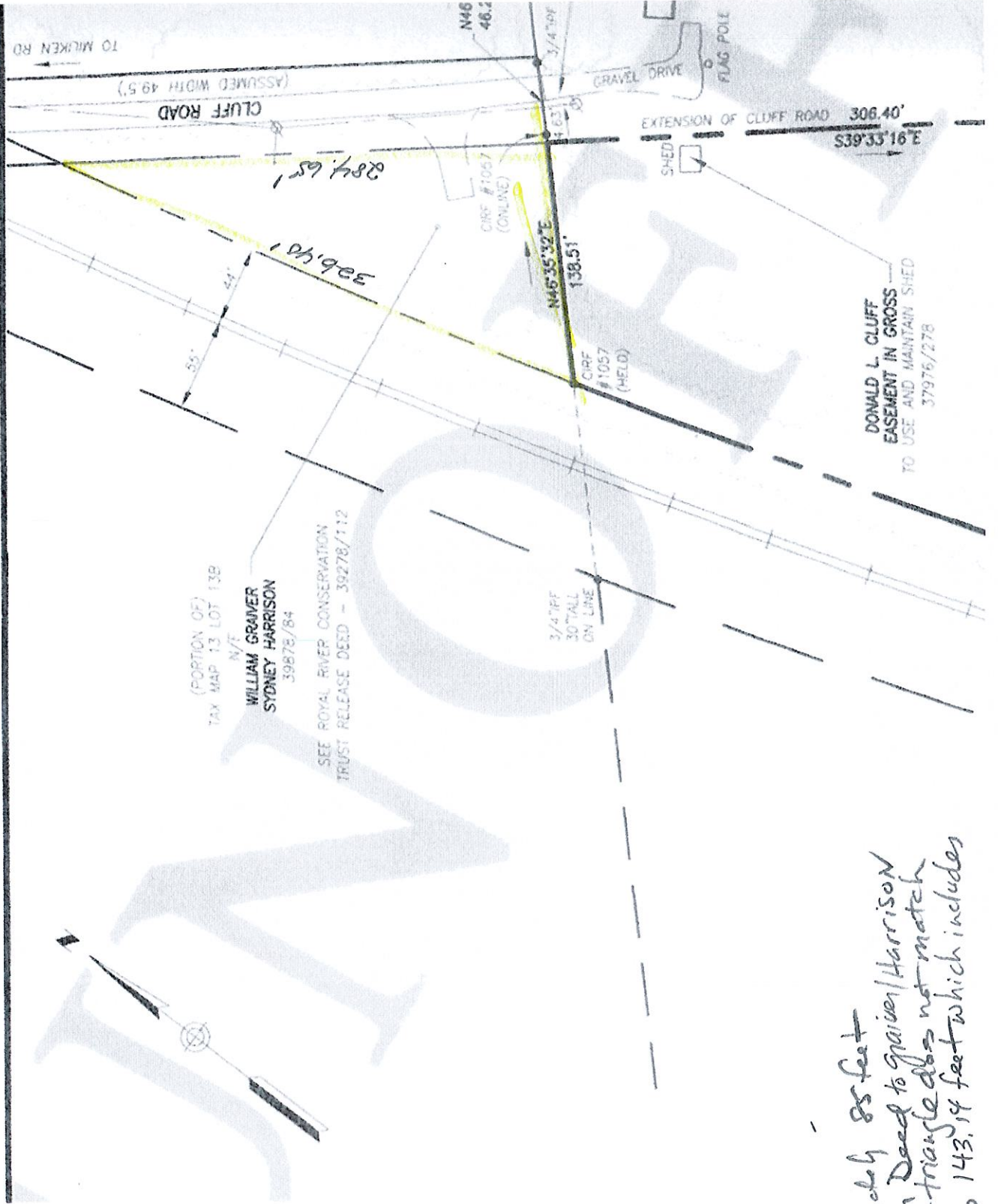


Name

2-14-23

Date

RECEIVED
FEB 14 2023



(PORTION OF)
TAX MAP 13 LOT 13B
N/E
WILLIAM GRAVER
SYDNEY HARRISON
39276/84
SEE ROYAL RIVER CONSERVATION
TRUST RELEASE DEED - 39278/112

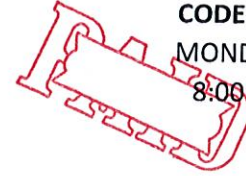
DONALD L. CLUFF
EASEMENT IN GROSS
TO USE AND MAINTAIN SHED
37976/278

1 inch = Approximately 85 feet
Distance taken from Deed to Gravier/Harrison
except bottom of triangle does not match
Deed. Deed says 143.14 feet which includes
road.



RECEIVED
FEB 13 2023
BY: _____

TOWN OF NORTH YARMOUTH
10 VILLAGE SQUARE ROAD
NORTH YARMOUTH, MAINE 04097
PHONE: (207) 829-3705 X204
FAX: (207) 829-3743
WEBSITE: www.northyarmouth.org



CODE OFFICE HOURS
MONDAY - THURSDAY
8:00 AM - 5:00 PM

ADMINISTRATIVE, VARIANCE OR MISCELLANEOUS APPEAL APPLICATION

APPLICANT: Lincoln I Merrill Jr APPLICANT PHONE #: 207-837-1380
APPLICANT MAILING ADDRESS: 1572 North Road North Yarmouth, Maine 04097
APPLICANT OWNER EMAIL: metinic@aol.com

PROPERTY OWNER: William Graiver and Sydney Harrison PROPERTY OWNER #: 2040 on Vision Appraisal
PROPERTY OWNER ADDRESS: 324 Gray Road Falmouth, Maine 04105 (Graiver); 37 Westmore Avenue Cumberland, Me 04041 (Harrison)
PROPERTY OWNER EMAIL: unknown

TAX MAP & LOT NUMBER: 13-13B

PROPERTY USE: Was used to cut logs into firewood. Now permitted for a single family dwelling.

LOCATION/PROPERTY ADDRESS: Cluff Road- apparently no street number yet

ZONING DISTRICTS:
 VILLAGE CENTER VILLAGE RESIDENTIAL FARM AND FOREST FLOODPLAN

OVERLAY ZONING DISTRICTS:
 RESIDENTIAL SHORELAND (100') RESOURCE PROTECTION (150') RESOURCE PROTECTION (250')
 ROYAL RIVER CORRIDOR OVERLAY GROUND WATER PROTECTION OVERLAY

CASE DESCRIPTION – PROVIDE A CONCISE WRITTEN STATEMENT INDICATING WHAT RELIEF IS REQUESTED, A SKETCH AND WHY THE APPEAL OR VARIANCE SHOULD BE GRANTED:

The Code Enforcement Officer issued a building permit and a subsurface wastewater permit for this property improperly. The lot is non-conforming and it was not owned by the seller.
See attached for details.

IF A VARIANCE IS GRANTED, IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN A VARIANCE CERTIFICATE FROM THE CODE ENFORCEMENT OFFICER AND TO RECORD THIS CERTIFICATE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE VARIANCE SHALL EXPIRE IF THE WORK INVOLVED IS NOT SUBSTANTIALLY COMPLETED WITHIN ONE YEAR.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT SIGNATURE

DATE: February 13, 2023

DATE OF PUBLIC HEARING: _____ DATE PAID: 2/13/23 TOTAL FEE AMOUNT: \$250.00

I am a resident of North Yarmouth, and I am filing this appeal to a decision recently made by the Town of North Yarmouth's Code Enforcement Officer. That decision was to issue a building permit and a subsurface wastewater disposal permit that is allowing a new single-family home to be built at the end of Cluff Road. That lot is now newly identified on Map 13 as Lot 13-B. I will use 13-B to explain what happened, but it was never a separate lot of record in the Town records until 2022.

The Code Enforcement Officer was informed prior to the issuance of these permits that there were problems with this lot that made it unlikely it could be built on and an appeal would probably be filed. I do not know if this information was conveyed to the applicant for those permits.

There are 2 primary reasons why this permit should not have been issued and why it should now be revoked. They are ownership of the property and nonconformity of the lot size with the Land Use Ordinance. In addition, it is unclear if frontage and setback rules have been applied properly.

First, the question of ownership. Cluff Road (Young Road) was built in 1821 per the North Yarmouth Historical Society. This piece of property (Lot 13-B) was purchased in 1856 by John R. Young from William and Ann Richards(on). Richards owned all the property along the west or south side of Cluff Road all the way to John Young's home (now Cluff). This small piece (Lot 13-B) had been cut off when the Atlantic & St. Lawrence Railroad went through the Town in 1849. John R. Young owned and lived on the 40-acre property at the end of Cluff Road which was all on the other side of the railroad tracks from Richards. It made sense that Young purchase it. The property is described in the deed as being 95 rods (square) and cost \$23.

John Young never sold this property, and it was transferred to his son Charles C. Young when John died. Charles C. Young then sold the 40-acre property home farm of his father John R. Young in 1908. He also sold other land he inherited in North Yarmouth and Pownal that John Young owned but Charles never included this piece of property (13-B) in this 1908 sale or any subsequent sale. The Cluff family acquired the 40-acre property formerly owned by Charles C. Young in 1921 and owned it until Donald Cluff sold it to Royal River Conservation Trust in 2021. That 1921 deed, and every deed after that as the property transferred between Cluff family members, only described the 40-acre parcel and did not include ownership of 13-B.

A thorough review of deeds recorded at the Cumberland County Registry of Deeds shows that Charles C. Young never sold this property to anyone prior to his own death. His descendants did not sell it either. Therefore, the descendants of Charles C. Young (of which there are many) are the owners of 13-B.

The Cluff family apparently considered themselves to own 13-B and paid property taxes on it. Donald Cluff paid taxes on it since 1981 and ran his firewood business there.

When Donald Cluff sold his property to Royal River Conservation Trust (RRCT) in 2021, he included the land that later became Lot 13-B with it. Clearly questions came up when Dorothy Meehan passed away recently regarding where her property boundaries were. RRCT decided to do a Release Deed to the Co-Trustees of the Dorothy Meehan Living Trust in March 2022. This gave any rights, title, or interest they had in 13-B to them.

The Release Deed is interesting as what was RRCT giving up? The Cluffs never owned the property.

What value was the Release Deed to Dorothy Meehan's Trust? The Trust obviously thought they owned 13-B for some reason. What do the deeds show about the Meehan property?

The Meehans originally purchased their approximately 46 acres and buildings that fronted on Milliken Road on June 3, 1964. This land has been subdivided and house lots sold numerous times since that date.

The Meehans' deed for the 46 acres describes the property boundaries very generally. West by Grand Trunk Railroad, North by Mill Road (Milliken), East by land of CC Young and Royal River, South by land of or formerly of MC Brackett and John Young. There are no distances, directions, nor any posts or stakes described or used.

This description must be compared to the descriptions of all deeds from the 1800s through the sale from Fred Allen to Joseph Warren Sylvester on May 19, 1908. That deed is like the 1964 deed except it describes the later Meehan land boundary on the West side more specifically as being "to the road leading by said Young's house, thence Northerly along said road and Railroad to the first mentioned bound...". Note that this deed and all the previous ones prior to 1908 say the Meehan property went to the Cluff Road and NOT across it. Their land descriptions said it went along the road to the railroad tracks and then up the tracks to Milliken Road.

Sylvester died and on May 20, 1937, the Administrator of his estate sold the entire property but changed the West boundary description from the road and the Railroad to just the Grand Trunk Railroad.

Today's tax maps show the distances on the West boundary in feet. The Meehan property on that West boundary originally was over 800 feet of frontage on the railroad and about 400 feet on Cluff Road. In 1971 (Book 3172, Page 688) Meehan sold all the Cluff Road frontage to Frank and Donna Brady for a house lot (now Comparetto). Given that much of the West boundary was the railroad, that may be the reason for the generalization in the 1937 deed.

I reviewed the deeds in the Cumberland County Registry of Deeds and at no time did Sylvester purchase 13-B nor did any subsequent owners of the Meehan property purchase 13-B. I previously said that neither Charles C. Young, the owner of 13-B, nor his descendants ever sold 13-B.

The Meehans came to the North Yarmouth Planning Board to receive approval for a subdivision of their property twice. One subdivision plan was approved in 1988 and one was approved in 1994. Both had surveys and plans developed by licensed surveyors. Neither of those plans includes Lot 13-B although they include all of the Meehans' property including the lots previously sold to Brady and Poulin (next to the river). I assume the surveyor may have known they did not own 13-B and that is why it does not show on the subdivision plans.

Therefore, my conclusion is that the Meehans never owned the 13-B property either. However, on December 1, 2022, the Dorothy Meehan Living Trust sold 13-B to William Graiver and Sydney Harrison despite never owning it.

I therefore challenge that right title to the property can be claimed for the issuance of a building permit.

This analysis leads to my second point of appeal and that is on nonconformity of lot size. The Farm and Forest District has a 3-acre minimum lot size requirement. 13-B is half an acre. Lots in existence before

June 14, 2005, that did not meet the 3-acre minimum (previously 2-acres) had to be a "lot of record" or they were not a house lot. That had to be declared and taxed as a house lot to be "of record". Many North Yarmouth properties did declare their house lots and paid higher taxes.

Lot 13-B was never a "lot of record." It just became a lot recently. I have enclosed copies of the spreadsheets (which you can access online at the Town website) of all the Map and Lots for certain years that come from the Town of North Yarmouth Tax Assessor's office. The years online show that from 2018 until 2021 there was no Lot 13-B. That lot first appears on the latest spreadsheet titled **2022 Map-Lot Directory**.

If a legal argument is made and title to 13-B is cleared by the Charles C. Young descendants or through a legal process of adverse possession, and a clear title of ownership is established and the property goes to Cluff and then to RRCT, it would still not be a separate lot. It was apparently combined for all these years with the entirety of the Cluff land and taxed that way. RRCT then conveyed through a Release Deed all their rights in 13-B to Meehan. Meehan had no rights to 13-B as they did not own it and got their only rights through the Release Deed. It is one half acre, and they are also not an abutter. That makes 13-B a nonconforming lot.

Thus, Meehan's ability to sell a nonconforming lot (under 3 acres) is not allowed. The Town of North Yarmouth Land Use Ordinance clearly states on Page 10 under Non-Article Conformance in Section 2.2C:

C. Reduction in Lot Size: Except as expressly provided in this Section or for taking by eminent domain or a conveyance in lie thereof, no lot shall be reduced in size by conveyance of a portion thereof unless (1) the remaining land meets the minimum lot size required for the zoning district in which the land is located, and (2) the land to be conveyed either meets the minimum lot size requirement or will be conveyed to the owner of abutting property, the town, or to a conservation organization in conjunction with covenants or similar restrictions that prohibit development. If the aforementioned lot is conveyed to the owner of abutting property it must be combined with the abutter's property so that said non-conforming lot is no longer a non-conforming lot.

If RRCT could prove clear title and the Release Deed was valid, we clearly know that Meehan never owned 13-B. When the owner of a large parcel (RRCT) sells a nonconforming lot on half an acre, they violated the Land Use Ordinance unless it is to an abutter which Meehan is not.

In this scenario, the LUO is very clear. Meehan should not have been able to purchase a nonconforming lot and they certainly cannot sell it.

In addition to the two points I have discussed, I am not sure whether the setback requirements from the road limits and the other boundaries are being complied with regarding where the "owner" intends to build.

I have included 11 copies of numerous documents which I am happy to discuss in detail with you as this appeal moves forward. I also enclosed the required check of \$250.00

Thank you,

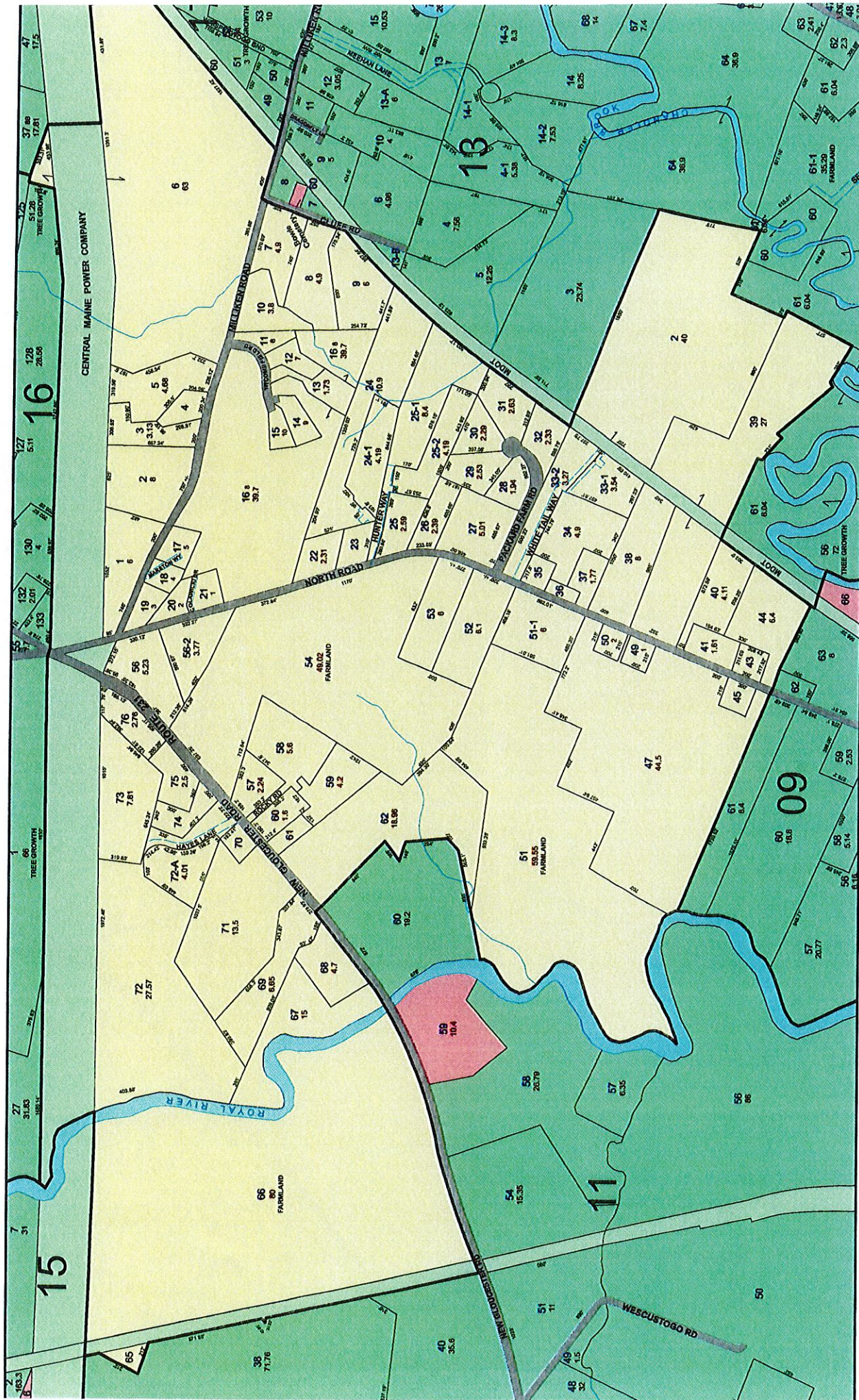

Lincoln J. Merrill, Jr.

1572 North Road

North Yarmouth, Maine 04097

207-837-1380

February 13, 2023



Tax Sheet
12

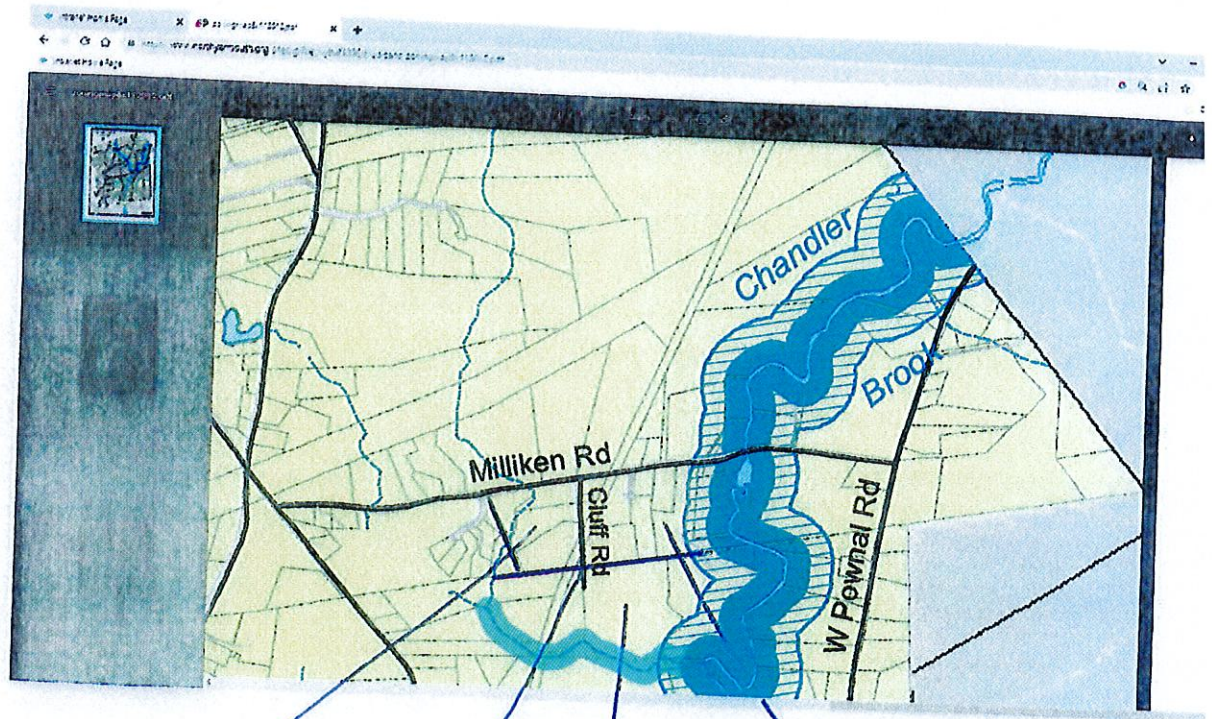
Maps Prepared by:
Cumberland County
Regional Assessing

0 300 600
 1 inch = 300 Feet

North Yarmouth, Maine

Legend
 Parcel Boundary
 Road
 Stream
 Water

Tax Sheets are intended for assessing purposes only.
 Boundary locations are approximate and should not be
 used for conveyance of property.
 Maps updated - 11/01/2021



Richards

TRIMBLE

Cluff
or
Young

Meehan

Cluff Rd - Built 1821
Atlantic + St Lawrence RR - 1849
Cut off land sold to John Young 1856

Know all Men by these Presents, That

I, William P. Richardson and Ann Richardson of North Ferrisburgh,
County of Cumberland and State of Maine,
in consideration of the sum of Twenty three dollars.

paid by John R. Quincy, Town, County and State aforesaid

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto the said

John R. Quincy his

Heirs and Assigns forever, a certain parcel of land situated in said North Ferrisburgh, and bounded as follows, viz: West by the Atlantic and St. Lawrence Rail Road, South by land owned by William Quincy and East by the road leading to the dwelling house of said William Quincy, containing Ninety five rods

Richardson
to
Quincy

To have and to hold the afore-granted and bargained Premises, with all the privileges and appurtenances thereof, to the said John R. Quincy his Heirs and Assigns, to their use and behoof forever.

And we do covenant with the said John R. Quincy his Heirs and Assigns, that we are lawfully seized in fee of the Premises; that they are free

Attest:

"

Shown an True

Register.

Know all Men by these Presents, That I, John A. Young of North
 Yarmouth, in the County of Cumberland, and State of Maine, am
 bound and stand firmly bound and obliged unto Charles K.
 Young of said North Yarmouth in the sum of One thousand
 Dollars to be paid to the said Charles K. Young, his executors,
 administrators or assigns, to the which payment well and truly
 to be made, I bind myself, my heirs, executors and administrators
 firmly by these presents.

Sealed with my seal. Dated the nineteenth day of
 September in the year of our Lord one thousand nine hundred
 and one. The condition of the above Obligation is such, that whereas
 the said Charles K. Young has agreed by his bond of even date
 running to the said John A. Young in the penal sum of One

1901
 9
 1901
 Con
 M. S. S.
 J. R.
 1901
 10.50

thousand dollars, to well and comfortably maintain and keep the said John A. Young during the term of his natural life; upon the home place now occupied by him in said North Yarmouth as appears by said bond above referred to; Now therefore the said John A. Young hereby agrees to and with the said Charles L. Young, his heirs, executors, administrators, and assigns, that when the said Charles L. Young shall have reached the age of twenty-one years he will execute to him by good and sufficient deed of warranty (with proper covenants and a release of any rights of dower therein) all real estate which he now owns in the said town of North Yarmouth or in the town of Downal, in said County of Cumberland, upon the said Charles L. Young executing to him a mortgage to secure the undertakings of his bond of this date above recited. And

Now Therefore, that the said John A. Young binds himself with his heirs, executors, administrators or assigns in case he should die before the said Charles L. Young shall have reached the age of twenty-one years to convey to said Charles L. Young all the said real estate above described on his reaching the said age of twenty-one years, in case the said Charles L. Young shall have to that time carried out all the undertakings of his said bond above recited.

It is, therefore, understood as a condition of this bond that the said Charles L. Young shall have full possession of all of said property above recited, so long as he carries out the terms of his said bond above recited, and that when the said property shall have been deeded, as above recited, in this instrument, this obligation shall be void, otherwise shall remain in full force and virtue.

Signed, sealed and delivered

in presence of
Ann T. Dunn.

John A. Young seal.

Received September 21, 1900, at 4h, 48m, A.M. and recorded according to the original

Attch.

Norman. Eme

Register.

Know all Men by these Presents, that I Charles L. Young of North Yarmouth, in the County of Cumberland, and State of Maine, am holder and stand firmly bound and obliged unto John A. Young of said North Yarmouth, in the sum of One Thousand Dollars to be paid to the said John A. Young, his executors, ad-

ministrators, or assigns, to the which payment, well and truly to be made I bind myself, my heirs, executors and administrators, firmly by these presents.

U.S.P.A.
No. 12 of
9/18/10
\$2.00

Sealed with my seal. Dated the nineteenth day of September in the year of our Lord one thousand nine hundred.

The condition of the above obligation is such that whereas the said John A. Young has this day by his bond agreed to and with the said Charles K. Young his heirs, executors and administrators, to convey to the said Charles K. Young by good and sufficient deed, all his right, title and interest which he now has in and to any and all real estate in said North Yarmouth and Cornwall, together with sufficient release of any dower rights therein, upon the performance of certain undertakings therein recited, and

Whereas in consideration of the said undertaking of the said bond of the said John A. Young, the said Charles K. Young hath agreed and undertaken and doth hereby agree and undertake to keep and maintain the said John A. Young as his present home in said North Yarmouth. If therefore, the said Charles K. Young his heirs, executors and administrators shall from time to time and at all times hereafter, during the natural life of the said John A. Young, well and sufficiently maintain and keep the said John A. Young in the home on the home stead farm where said Young now resides with meat, drink, clothes and all other things necessary and convenient, and shall pay the reasonable and necessary charges for funeral expenses at the time of his decease, then this obligation shall be void otherwise remain in full force and virtue.

Signed, Sealed and Delivered

in presence of
Hon. J. Dunn

Charles K. Young seal.

Received September 20, 1910, at 4 1/2, 49 m, P.M. and recorded according to the original

Attest:

Notary in Charge Register.

Know all Men by these Presents, That

Mary T. Young of North Yarmouth County of Cumberland and State of Maine

in consideration of one dollar and other valuable considerations Charles K. Young of North Yarmouth County and State of Maine paid by

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Charles K. Young his

heirs and assigns forever all right, title and interest in and to all the real estate see said Chas. Yarmouth which my late husband John K. Young (deceased) had in his possession at his decease, also one or more parcels or lot of land lying in Canal County and State of Maine. For a further description of this lot reference is made to Cumberland Registry Book 180 Page 2 and further reference is made to all lands lying in Chas. Yarmouth to Cumberland Registry Book 347 Page 234 Book 448 Page 42 and Book 447 Page 408.

To Have and to Hold the same together with all the privileges and appurtenances thereto belonging to the said Charles K. Young, his heirs and assigns forever. And do covenant with the said heirs and assigns, that will warrant and defend the premises to the said

heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me

In Witness Whereof, I the said Mary T. Young

have hereunto set my hand and seal this twenty-second day of July in the year of our Lord one thousand nine hundred and three

Signed, sealed and delivered in presence of James Lawrence Mary T. Young Seal

State of Maine Cumberland, ss. July 22 1903

Personally appeared the above named Mary T. Young and acknowledged the above contents to be her free act and deed.

Witness my hand and seal as Justice of the Peace James Lawrence

RECORDED July 24 1903 at 10 o'clock 36 ca. A. M. and recorded according to the original.

Attest: Ray P. Colton Register

Know all Men by these Presents, That

61

I, Maria L. Leonard of Portland in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, paid by Hattie E. and Edward D. Cluff of South Portland, in the County of Cumberland and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Hattie E. and Edward D. Cluff, their heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated in the Town of North Yarmouth County of Cumberland and bounded and described as follows: located on the easterly side of the Grand Trunk Railway location and bounded and described as follows: Beginning at the corner of the premises hereby described and conveyed and adjoining land now or formerly of Elizabeth Johnson and land of the said Grand Trunk Railway; thence northeasterly by land of the said Elizabeth Johnson and land now or formerly of Edw. Bennett to the easterly branch of Royal River; thence northwesterly by said river and land now or formerly of Merl C. Brackett to land now or formerly of J. Warren Sylvester; thence southeasterly by said Sylvester's land to the town road, thence across said road on said last mentioned course to the said Grand Trunk Railway; thence in a southerly course by said railway to point of beginning; containing forty acres, more or less. Being the same premises conveyed to Emily M. Matthews by Charles C. Young by his deed dated Sept. 8, 1908, recorded in the Cumberland Registry of Deeds in Book 828, Page 282. Grantee agrees to pay the taxes for 1921.

do give and in hold the abovegranted and bargained premises, with all the privileges and appurtenances thereof to the said Hattie E. and Edward D. Cluff their heirs and assigns, to their use and behoof forever. And I do covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee - and my heirs, shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Grantor and William L. Leonard, husband of the said Maria L. Leonard in testimony of relinquishment of all rights by descent or otherwise in the above described premises

our hand and seals this twentieth day of May have hereunto set in the year of our Lord one thousand nine hundred and twenty one.

Robert E. Randall to M.L.L. Maria L. Leonard Seal.
George W. Lowell to W.M.L. William H. Leonard Seal.

U.S.I.R.
\$1.50
M.L.L.
May 20/21

State of Maine, CUMBERLAND, ss. May 20, 1921. Personally appeared the above named Maria L. Leonard and acknowledged the foregoing instrument to be her free act and deed. Before me, Robert E. Randall, Justice of the Peace.

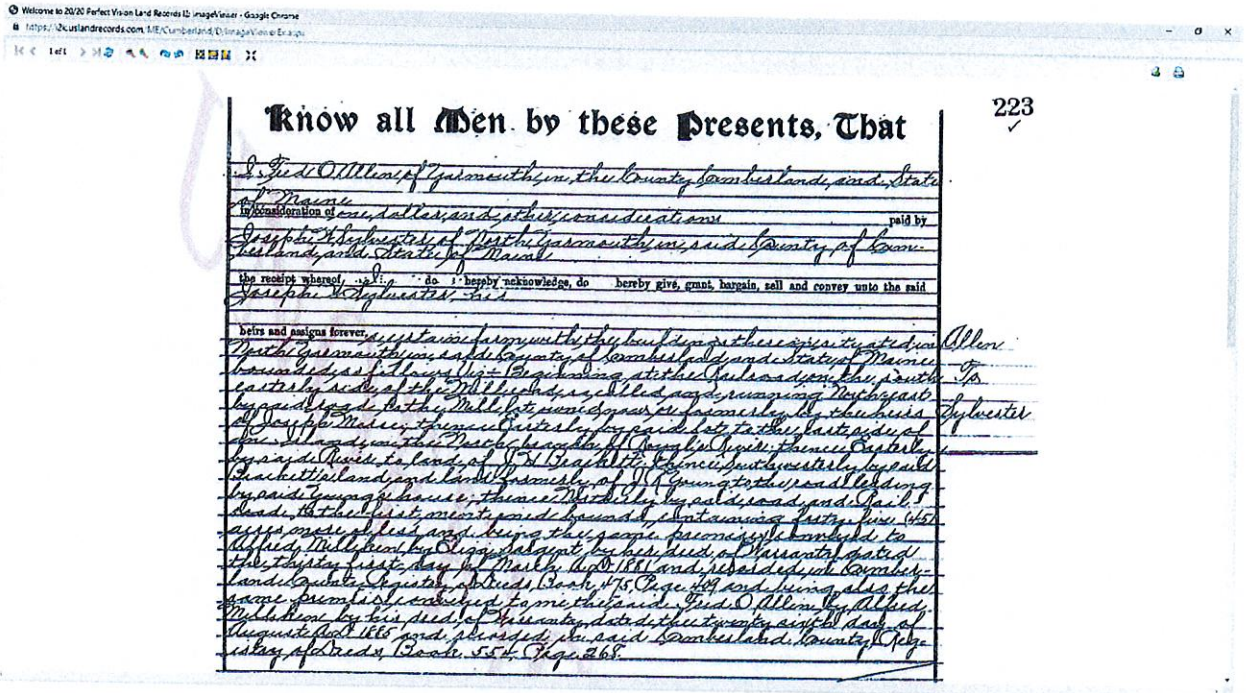
Received May 20, 1921, at 8 o'clock - m. A.M., and recorded according to the original.

87

Cumberland County Registry of Deeds
Meehan Property

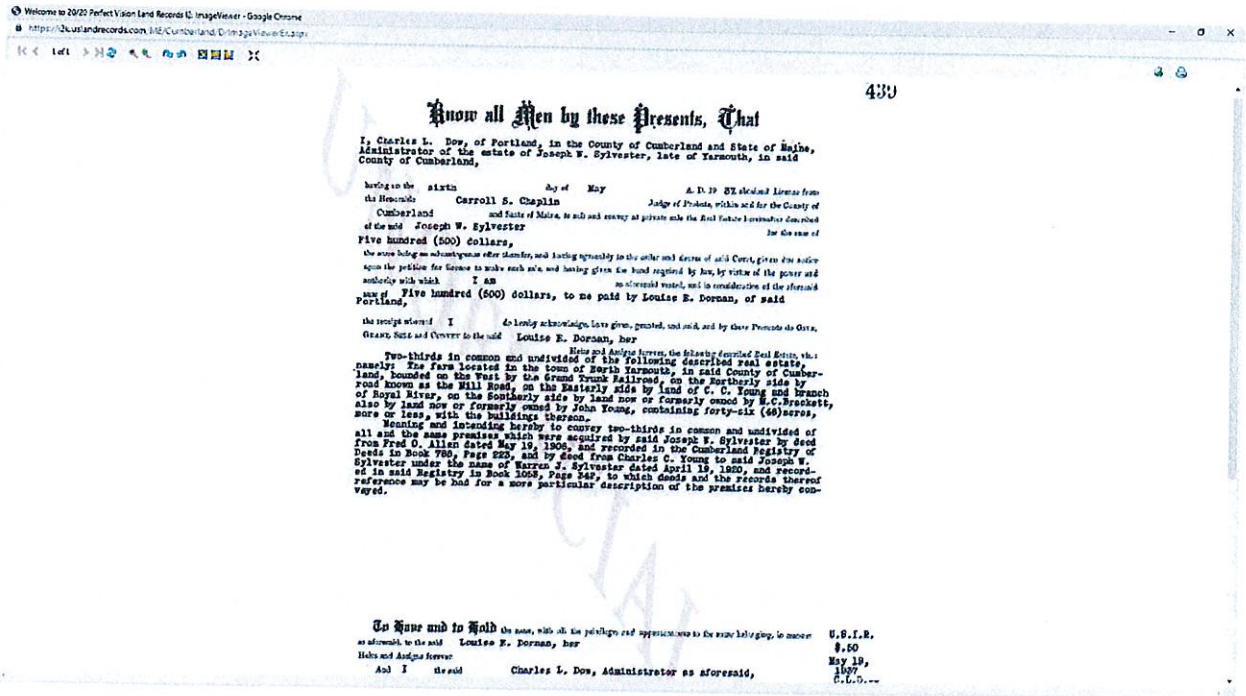
May 19, 1906 Book 788, Page 223

Fred O. Allen of Yarmouth to Joseph W. Sylvester of North Yarmouth



"a certain farm with the buildings thereon situated in North Yarmouth in said County of Cumberland and State of Maine bounded as follows Viz- Beginning at the Railroad on the south easterly side of the Mill road so called and running North-East by said road to the Mill lot owned now or formerly by the heirs of Joseph Morse, thence Easterly by said lot to the east side of an Island in the North branch of Royal's River, thence Easterly by said River to land of J. H. Brackett, thence Southwesterly by said Brackett's land , and land formerly of J. R. Young to the road leading by said Young's house, thence Northerly by said road and Railroad to the first mentioned bound containing forty-five (45) acres more or less and being the same premises conveyed to Alfred Milliken by Eliza Sargent by her deed of Warranty dated the thirty first day of March AD 1881 and recorded in Cumberland County Registry of Deeds Book 475, Page 409..."

This is Book 339, Page 266 from January 19, 1866. John Bowe to Samuel Richards and the description specifically says it turns at the road (and does not cross it to the railroad).



This is from Book 1516, Page 439. May 20, 1937.

I believe this is where the issue was created. Joseph Warren Sylvester had died, and his estate issued this deed to the buyer which says the western boundary is the Grand Trunk Railroad. It does not say it is the entire western boundary and it also said the intent is to convey what Fred O. Allen sold to Joseph Warren Sylvester on May 19, 1908 (the description that says the land only goes to the Young or Cluff Road).

This same language was carried forward to the June 3, 1964 deed when Thomas and Dorothy Meehan bought the property. Book 2827, Page 240.

Know all Men by these Presents, That

I, Charles L. Dow, of Portland, in the County of Cumberland and State of Maine, Administrator of the estate of Joseph W. Sylvester, late of Yarmouth, in said County of Cumberland,

having on the sixth day of May A. D. 19 37 obtained license from the Honorable Carroll S. Chaplin Judge of Probate, within and for the County of Cumberland and State of Maine, to sell and convey at private sale the Real Estate hereinafter described of the said Joseph W. Sylvester for the sum of

Five hundred (500) dollars,

the same being an advantageous offer therefor, and having agreeably to the order and decree of said Court, given due notice upon the petition for license to make such sale, and having given the bond required by law, by virtue of the power and authority with which I am as aforesaid vested, and in consideration of the aforesaid sum of Five hundred (500) dollars, to me paid by Louise E. Dornan, of said Portland,

the receipt whereof I do hereby acknowledge, have given, granted, and sold, and by these Presents do Give, GRANT, SELL and CONVEY to the said Louise E. Dornan, her

Heirs and Assigns forever, the following described Real Estate, viz.: Two-thirds in common and undivided of the following described real estate, namely: The farm located in the town of North Yarmouth, in said County of Cumberland, bounded on the West by the Grand Trunk Railroad, on the Northerly side by road known as the Mill Road, on the Easterly side by land of C. C. Young and branch of Royal River, on the Southerly side by land now or formerly owned by M.C. Brackett, also by land now or formerly owned by John Young, containing forty-six (46) acres, more or less, with the buildings thereon.

Meaning and intending hereby to convey two-thirds in common and undivided of all and the same premises which were acquired by said Joseph W. Sylvester by deed from Fred O. Allen dated May 19, 1908, and recorded in the Cumberland Registry of Deeds in Book 789, Page 223, and by deed from Charles C. Young to said Joseph W. Sylvester under the name of Warren J. Sylvester dated April 19, 1920, and recorded in said Registry in Book 1053, Page 342, to which deeds and the records thereof reference may be had for a more particular description of the premises hereby conveyed.

To Have and to Hold the same, with all the privileges and appurtenances to the same belonging, in manner as aforesaid, to the said Louise E. Dornan, her

Heirs and Assigns forever.

And I the said Charles L. Dow, Administrator as aforesaid,

do COVENANT to and with the said Louise E. Dornan, her Heirs and Assigns, that I have in all things observed the rules and directions of law relative to the selling of said Estate, and have good title and lawful authority to sell and convey the same in manner aforesaid.

In Witness Whereof, I hereunto set my hand and seal in my said capacity, this nineteenth day of May in the year of our Lord one thousand nine hundred and thirty-seven.

Signed, Sealed and Delivered in presence of

C. C. Richardson

Charles L. Dow Seal
Administrator Estate of
Joseph W. Sylvester

State of Maine, Cumberland, ss.

May 19, 1937

Personally appeared

the above named Charles L. Dow, Administrator of Estate of Joseph W. Sylvester

and acknowledged the above instrument to be his free act and deed, in his said capacity.

Before me, Clifford Colby Richardson

Justice of the Peace.

RECEIVED May 20,

19 37, at 11 o'clock 40m., A. M., and recorded according to the original.

U.S.I.R.

\$.50

May 19,

1937

C.L.S.--

240 Know all Men by these Presents, That

Freeman Jr &

We, HAROLD G. FREEMAN, JR. and FRANCES J. FREEMAN, both of North Yarmouth, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration paid by THOMAS E. MEEHAN and DOROTHY E. MEEHAN, both of Yarmouth, in said County and State,

to Meehan &

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THOMAS E. MEEHAN and DOROTHY E. MEEHAN, as joint tenants and not as tenants in common, their heirs and assigns forever,

War

A certain lot or parcel of land, with the buildings thereon, situated in North Yarmouth, in the County of Cumberland and State of Maine, bounded and described as follows:

Bounded on the West by the Grand Trunk Railroad; on the Northerly side by a road known as the Mill Road; on the Easterly side by land now or formerly of C. C. Young and a branch of the Royal River; on the Southerly side by land now or formerly owned by M. C. Brackett and also by land now or formerly owned by John Young, containing forty-six (46) acres, more or less.

Being the same premises conveyed to us by Edna L. Dixon by deed dated May 21, 1959 and recorded in Cumberland County Registry of Deeds in Book 2473, Page 286.

This conveyance is made subject to taxes for 1964 which the Grantees 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 THOMAS E. MEEHAN and DOROTHY E. MEEHAN, as joint tenants and not as tenants in common, their

heirs and assigns, to their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances except as aforesaid, that we have good right to sell and convey the same to the said Grantee and to hold as aforesaid; and that we and our heirs and assigns shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons, In Witness Whereof, we, said HAROLD G. FREEMAN, JR. and FRANCES J. FREEMAN, being husband and wife,

joining in this deed as Grantor s, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hand s and seal s this third day of June in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered in presence of

[Signature]

[Signature] [Seal]

State of Maine, Cumberland ss, June 3, 1964. Personally appeared the above named Harold G. Freeman, Jr.

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

Before me, [Signature], NOTARY PUBLIC, State of Maine.

STATE OF MAINE, CUMBERLAND COUNTY, SS. REGISTRY OF DEEDS

Received JUN 3 1964 at 2 o'clock P.M. and recorded in BOOK 2827 PAGE 240 Attest: [Signature] Register.



B 5113
P 708
6-7-71

708

IN THE DISTRICT COURT OF THE UNITED STATES
FOR THE DISTRICT OF MAINE
SOUTHERN DIVISION

In the Matter of
THOMAS E. MEEHAN
Debtor

In Proceedings for a
Wage Earner Plan BK 70-698

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Gerald S. Cope, as trustee of the estate of Thomas E. Meehan, debtor, for and in consideration of the sum of Two Thousand Five Hundred (\$2500.00) dollars, to me paid by Frank and Donna Brady of Raymond, in the County of Cumberland and State of Maine, receipt whereof is hereby acknowledged, and pursuant to an order of the Honorable Richard E. Poulos, Referee in Bankruptcy for the District Court of the United States for the District of Maine, dated the 7th day of May, 1971, have bargained and sold and by these presents do hereby remise, release, bargain, sell and convey and forever quit-claim to the said Frank and Donna Brady, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them forever, all of my right, title and interest in and to a certain lot or parcel of land situated on the easterly side of Cluff Road, in the Town of North Yarmouth, Cumberland County, State of Maine, bounded and described as follows:

Beginning at a point on the easterly side of Cluff Road at the northwesterly corner of property now or formerly owned by one M. C. Brackett or John Young; thence running easterly along the southerly property line of Thomas E. and Dorothy E. Meehan and the northerly property line of said Brackett or Young, five hundred and twenty (520) feet to a point; thence turning and running parallel to Cluff Road and northerly four hundred and sixteen (416) feet to a point; thence turning and running in a westerly direction parallel to the first mentioned boundary line five hundred and twenty (520) feet to a point on the easterly side of Cluff Road; thence turning and running southerly on the easterly side of Cluff Road four hundred and sixteen (416) feet to the point of beginning.

Being part of the same premises conveyed to Thomas E. Meehan and Dorothy E. Meehan by Harold G. Freeman Jr., et al by deed duly recorded in the Cumberland County Registry of Deeds.

TO HAVE AND TO HOLD the same, with all the privileges and appurtenances to the same belonging, in manner as aforesaid, to the said Frank and Donna Brady, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them and the heirs and assigns of the survivor of them, as aforesaid, forever.

And I, the said Gerald S. Cope, in my said capacity as trustee, do COVENANT to and with the said Frank and Donna Brady, as joint tenants as aforesaid, that I have in all things observed the rules and directions of law relative to the selling of said real estate, and have good right and lawful authority to sell and convey the same in manner aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in my said capacity this 7th day of May, 1971.

Signed, sealed and delivered in the presence of
Jeanette G. Gilbert
STATE OF MAINE - CUMBERLAND, ss.

Gerald S. Cope
Trustee of Thomas E. Meehan, debtor

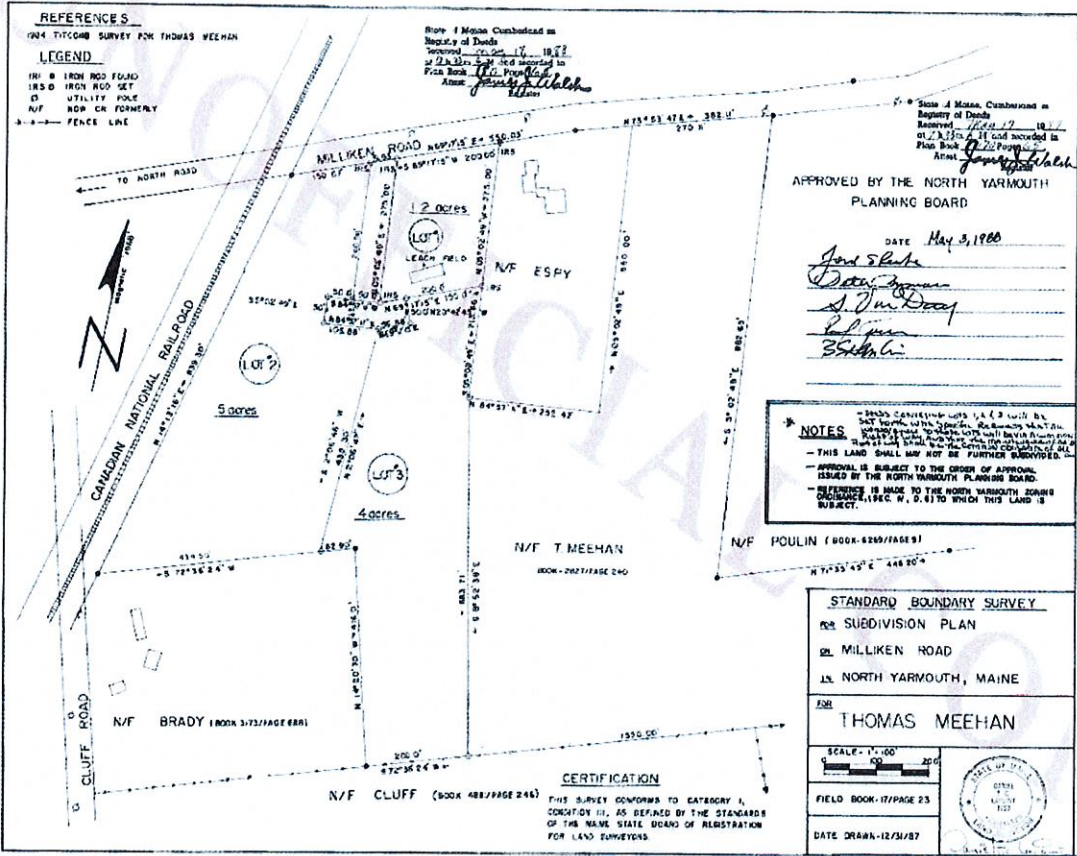
May 7, 1971

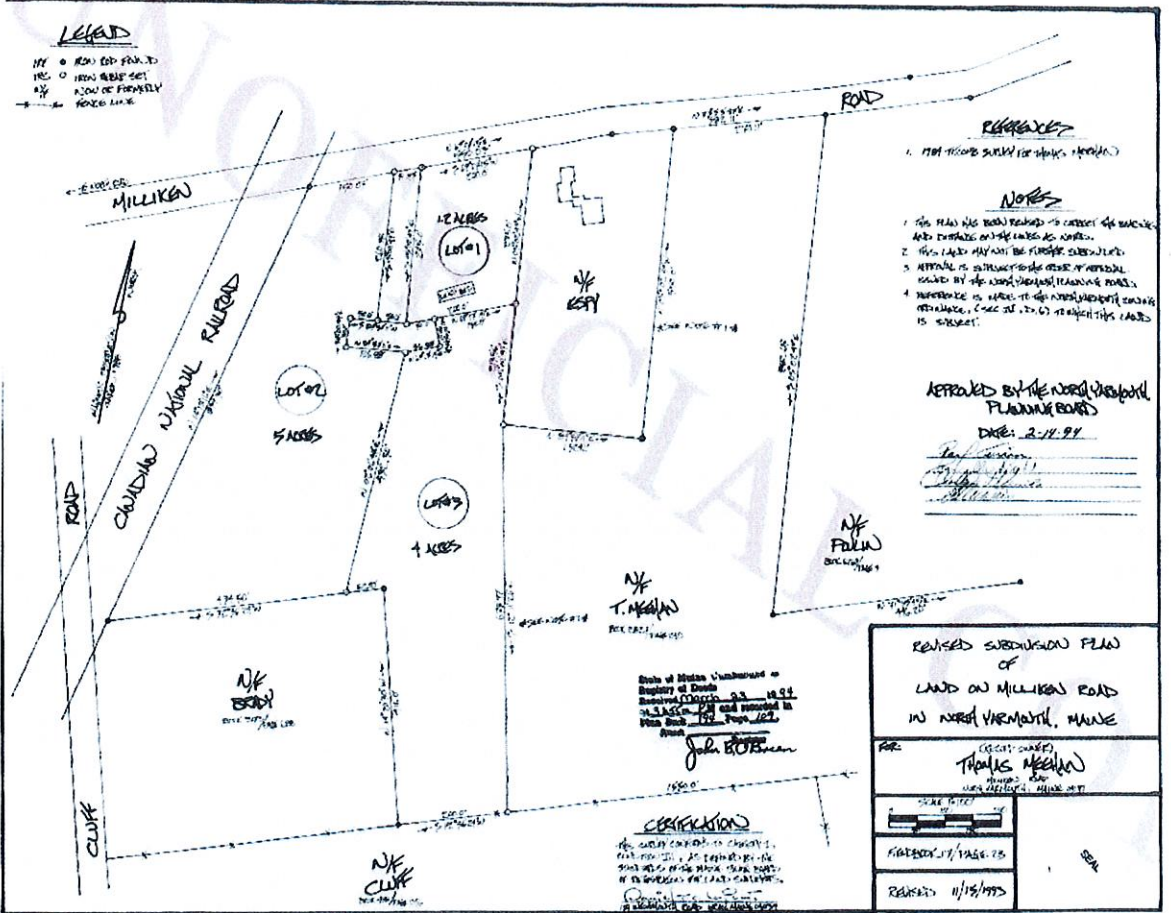
Personally appeared the above named Gerald S. Cope, to me known and known to me to be the person described in the foregoing instrument, and duly acknowledged the above instrument to be his free act and deed in his said capacity as trustee of the estate of Thomas E. Meehan, debtor.



Jeanette G. Gilbert
Notary Public
MY COMMISSION EXPIRES
JANUARY 27, 1978

CUMBERLAND, ss. STATE OF MAINE
Received at 4 H 25 M P M on JUN 7 1971 and recorded in
Book 3173 Page 408 Attest W. L. Smith Registrar





DLN:1002140136990

QUITCLAIM DEED WITH COVENANT

MAINE REAL ESTATE TAX-Paid

KNOW ALL PERSONS BY THESE PRESENTS that I, DONALD L. CLUFF with a mailing address of 48 Cluff Road, North Yarmouth Maine 04097, for consideration paid, grant to ROYAL RIVER CONSERVATION TRUST, a Maine nonprofit corporation in good standing with a mailing address at P.O. Box 90, Yarmouth, Maine 04096, with QUITCLAIM COVENANTS, a certain real property, together with any improvements thereon, located in the Town of North Yarmouth in the County of Cumberland and State of Maine, more particularly described on Exhibit A attached hereto.

This transaction is conveyance of land to an abutter within the meaning of 30-A M.R.S. § 4401(4)(D-6) and Grantee agrees to retain these lands with its adjacent land (reference being had to CCRD Book 23276, Page 116) for a period of at least five years from the date hereof.

IN WITNESS WHEREOF, the said DONALD L. CLUFF has set his hands and seal, this 24th day of March, 2021.


Donald L. Cluff

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

March 24, 2021

Then personally appeared before me the above-named Donald L. Cluff and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney-at-Law
Print Name: THADDEUS V. DAY
My Commission Expires / Bar No.: 8472

EXHIBIT A

Donald Cluff to Royal River Conservation Trust

Three certain lots or parcels of land, together with all improvements thereon, situated in the Town of North Yarmouth, Cumberland County and State of Maine more particularly bounded and described as follows:

Parcel A (Tax Map 13, Lot 5, historic deed description)

Land with the shop building situated thereon located in North Yarmouth, Cumberland County, Maine, more particularly described as follows:

Beginning at the Northwest corner of land of the Grantor adjoining land formerly of the Grand Trunk Railway, as described in a deed from Arthur A. Cluff to Arthur A. Cluff and Madeline M. Cluff, which is recorded at the Cumberland County Registry of Deeds, Book 3040, Page 698; thence in a Northeasterly direction a short distance to side of the town road, now called the Cluff Road; thence proceeding in a southeasterly direction along the westerly sideline of the said town road to the point near my home where said road ends; thence continuing in the same direction on an extrapolation of the westerly sideline of the aforesaid town road and at a point which is equidistant between my home and the shop, so-called to a brook; thence turning and proceeding along said brook in a general westerly direction to the west sideline of the land of the Grantor where said brook intersects land formerly of the Grand Trunk railway thence turning and proceeding in a northerly direction along said Grand Trunk Railway to the point of beginning.

Meaning and intending to convey all and the same premises conveyed in deed of Madeline M. Cluff to Donald L. Cluff dated November 9, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4881, Page 246.

Parcel B (part of Tax Map 13, Lot 5, potentially omitted from record title of Parcel A)

Lands occupied by Donald L. Cluff lying in between Cluff Road and lands of the Grand Trunk Railroad situated northerly of a line of land extending from the southwesterly corner of lands n/f David Comparetto (Book 12359, Page 13, and Book 13533, Page 319) in a line that is a continuation of the common boundary between said Comparetto and n/f Donald L. Cluff (Book 9188, Page 36).

The above-described lands have been occupied and possessed by Grantor herein, Donald L. Cluff, for wood processing and other purposes continuously since 1981, and without permission of the record owner. Donald L. Cluff has paid real estate taxes on the above-described premises since 1981.

Meaning and intending to convey all of Grantor's right, title and interest obtained through adverse possession or otherwise by Grantor's use of the above-described premises since 1981.

EXCEPTING AND RESERVING from Parcels A and B, above, the following easement in gross: to Donald L. Cluff for the duration of his life while he resides at 48 Cluff Road, North Yarmouth, an easement in gross for Donald L. Cluff or his agents to continue to use and maintain a shed, and also to store and process firewood for personal use and commercial sale along with the storage of any equipment or whole logs associated with firewood processing, but with no right for the harvest or cutting of trees or other vegetation growing on the Premises. The location of this easement is limited to the portion of the above-described Parcels A and B used in 2020 for firewood storage and processing and the then-existing storage shed, and does not extend to the southerly apparent terminus of Cluff Road. Any firewood, logs or equipment or other personal property on the Premises or in the shed not removed by heirs or executors within six months of the termination of the easement shall become the property of the Royal River Conservation Trust.

New Description:

Also hereby releasing the foregoing property in accordance with the following surveyed descriptions, reference being made to a survey prepared at the Grantee's request by Owen Haskell, Inc. entitled "Compilation Survey at 48 Cluff Road, North Yarmouth, Maine" dated March 3, 2021:

A certain lot or parcel of land with the buildings thereon located generally southerly of, Cluff Road in the town of North Yarmouth, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the southwesterly corner of land now or formerly of Michael D. & Rebecca Lynn Meehan (deed book 32162, page 176) at land now or formerly of Royal River Conservation Trust (deed book 23276, page 116), thence, S 52° 42' W along land of said Royal River Conservation Trust 1,155 feet, more or less, to the easterly side of the Grand Trunk Railroad corridor;

Thence, northerly along the easterly side of said Railroad corridor 1,247 feet, more or less, to land occupied by Donald Cluff and of record as land now or formerly of Dorothy Meehan Living Trust (book 33955, page 240);

Thence, N 47° 05' E along land occupied by said Cluff and of record as land of said Dorothy Meehan Living Trust 141 feet, more or less, to the westerly sideline of Cluff Road;

Thence, S 39° 50' E along the westerly sideline of Cluff Road and the prolongation thereof 306 feet, more or less to a point;

Thence, N 83° 52' E through land of the grantor 816 feet, more or less, to land of said Meehan;

Thence, S 47° 53' E along land of said Meehan 171 feet, more or less, to the point of beginning. Containing 12.25 acres, more or less.

Parcel C (rear portion of Tax Map 13, Lot 4, historic deed description)

A certain lot or parcel of land with buildings thereon, situated in the Town of North Yarmouth, County of Cumberland, and State of Maine, on the easterly side of the Grand Trunk Railway location and bounded and described as follows, viz:

Beginning at the corner of the premises herein described and conveyed and adjoining land now or formerly of Elizabeth Johnson and land of the said Grand Trunk Railway; thence northeasterly by land of the said Elizabeth Johnson and land now or formerly of Edward Bennett to the easterly branch of Royall's River; thence northwesterly by said river and land now or formerly of Merle C. Brackett to land now or formerly of J. Warren Sylvester; thence southwesterly by said Sylvester's land to the town road; thence across said road on the last mentioned course to the said Grand Trunk Railway; thence in a southerly course by said railway to point of beginning; containing forty (40) acres, more or less.

EXCEPTING THEREFROM the following lots or parcels of land previously conveyed:

1. Lands described in a 1981 deed from Madeline M. Cluff to Donald L. Cluff recorded in Cumberland County Registry of Deeds in Book 4881, Page 246 (note - this parcel excepted from historic description of Parcel C is being conveyed to RRCT in this same deed as Parcel A);
2. Lands described in a 2009 deed from Donald L. Cluff to Stephen R. Meehan recorded in Cumberland County Registry of Deeds in Book 27364, Page 22;
3. Lands described in a 2015 deed from Donald L. Cluff to Michael D. & Rebecca L. Meehan recorded in Cumberland County Registry of Deeds in Book 32162, Page 176.

EXCEPTING THEREFROM LANDS RETAINED by the Grantor Donald L. Cluff being all lands generally north of a line running from a point on land now or formerly of Michael D. & Rebecca Lynn Meehan (deed book 32162, page 176) situated 171' more or less N 47° 53' W of lands now or formerly of Royal River Conservation Trust (deed book 23276, page 116), which line runs for a distance of 816 feet, more or less, S 83° 52' W to a point on land now or formerly of Donald L. Cluff (being Parcel A herein) along a prolongation of the westerly sideline of Cluff Road. Said retained lands containing 7.56 acres, more or less.

TOGETHER WITH A TEMPORARY EASEMENT for purposes of pedestrian and vehicular access from Cluff Road to the land herein conveyed across the most northwesterly corner of Grantor's retained premises. This easement is for the benefit of the lands herein conveyed, and shall automatically terminate at such time as record title to Parcel B is secured in Grantee from the Dorothy Meehan Living Trust u.t.a. April 19, 2017 or its successors in interest.

Meaning and intending to convey a portion of the remaining premises still owned by Grantor as was conveyed in deed of Madeline M. Cluff to Donald L. Cluff dated May 24, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9188, Page 36.

DOC :21176 BK:37976 PG:282

RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS

03/25/2021, 11:55:09A

Register of Deeds Nancy A. Lane E-RECORDED

Also releasing lands occupied by Donald L. Cluff in that area adjacent to Cluff Road and lying in between Cluff Road and lands of the Grand Trunk Railroad situated northerly of a line of land extending from the southwesterly corner of lands n/f David Comparetto (Book 12359, Page 13, and Book 13533, Page 319) in a line that is a continuation of the common boundary between said Comparetto and n/f Donald L. Cluff (Book 9188, Page 36), being more particularly bounded and described as follows:

Beginning at a point where the sideline of lands now or formerly of the Grand Trunk Railroad intersects with the southwesterly sideline of Cluff Road;

Thence by the southwesterly sideline of Cluff Road a distance of 286', more or less, in a generally southeasterly direction of approximately S 39° 50' E to a point and land now or formerly of Donald Cluff as described in deed dated May 24, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9188, Page 36;

Thence in a generally southwesterly direction by an extension of the northerly boundary of said land of Cluff, being approximately S 47° 05' W for a distance of 141', more or less, to land now or formerly of the Grand Trunk Railroad;

Thence by the sideline of lands of the Grand Trunk Railroad in a generally northerly direction to the point of beginning. Containing 0.47 acres, more or less.

The above described parcels being depicted on a plan of land prepared by Owen Haskell, Inc. entitled "Compilation Survey at 48 Cluff Road, North Yarmouth, Maine" dated March 3, 2021, to be recorded.

The premises herein conveyed is subject to an easement in gross in favor of Donald L. Cluff as more particularly described above, and is conveyed together with a temporary access easement across Grantor's retained lands as more particularly described above.

155

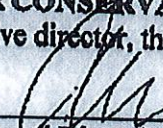
DLN: 1002240187071

RELEASE DEED

ROYAL RIVER CONSERVATION TRUST, a Maine nonprofit corporation with a mailing address of P.O. Box 90, Yarmouth, Maine 04096, (the "Grantor"), in full consideration of One Dollar (\$1.00), releases to STEPHEN MEEHAN AND THOMAS MEEHAN, CO-TRUSTEES OF THE DOROTHY MEEHAN LIVING TRUST U.T.A. APRIL 19, 2017, of North Yarmouth, Cumberland County, State of Maine, with a mailing address is 32 Meehan Lane, North Yarmouth, ME 04097 (the "Grantees"), all of its right, title and interest, if any, in and to that certain real property together with any improvements thereon, located in the Town of North Yarmouth, County of Cumberland, State of Maine, and more particularly described on *Exhibit A* attached hereto and made a part hereof.

The purpose of this deed is for Grantor to release any interest and/or claim it may have only in or to that portion of the property described on *Exhibit A* attached hereto, and to quiet title therein to the Grantees. Reference is made to a certain deed dated March 24, 2021 granted by Donald L. Cluff, to Grantor and recorded in the Cumberland County Registry of Deeds in Book 37976, Page 278. No other land or interest of Grantor as conveyed in said deed is affected hereby.

IN WITNESS WHEREOF, the said ROYAL RIVER CONSERVATION TRUST has caused this instrument to be executed by Alan Stearns, its executive director, this 14th day of March, 2022.




Royal River Conservation Trust
By: Alan Stearns
Its: Executive Director

STATE OF MAINE
COUNTY OF Cumberland

March 14, 2022

Then personally before me the above-named Alan Stearns in his capacity as Executive Director of the Royal River Conservation Trust and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Royal River Conservation Trust.



Notary Public

Print Name:
My commission expires:

Melissa S. Libby
Notary Public, State of Maine
My Commission Expires September 8, 2026

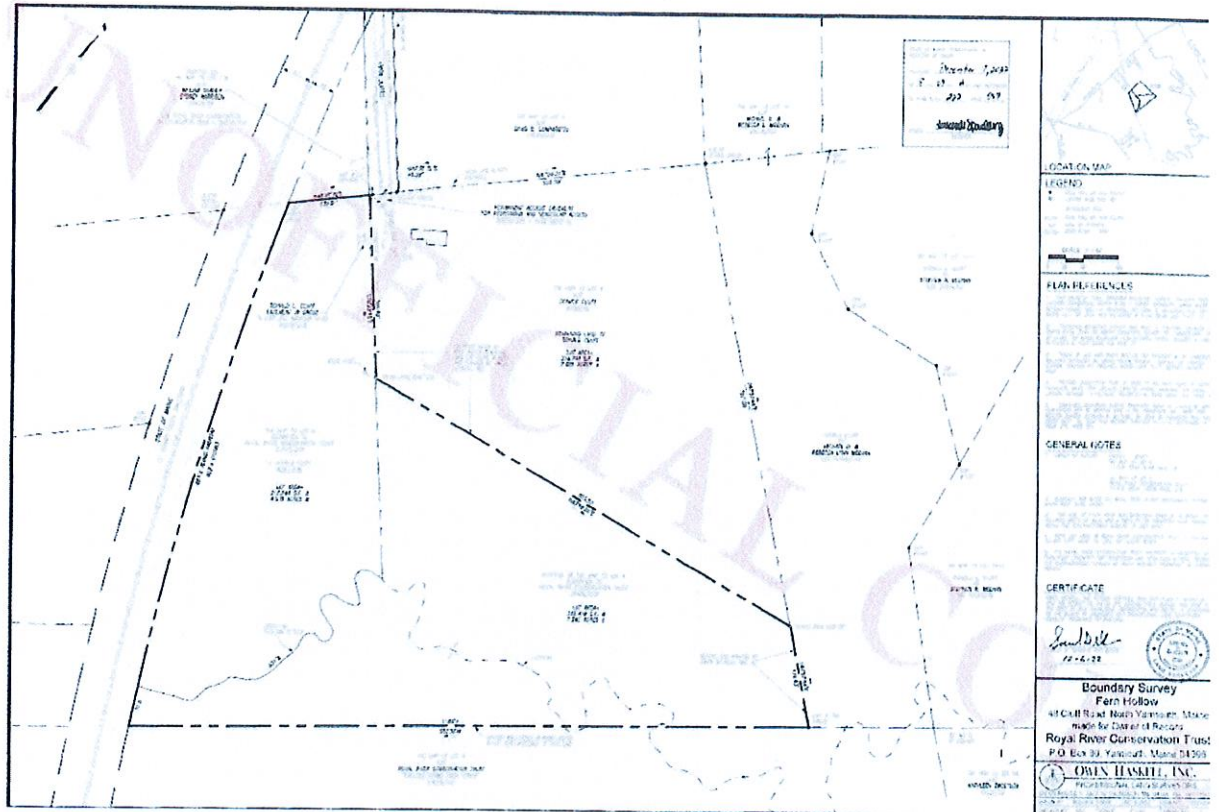
EXHIBIT A

A certain lot or parcel of land, together with all improvements thereon, situated in the Town of North Yarmouth, Cumberland County and State of Maine more particularly bounded and described as follows:

Lands lying in between Cluff Road and lands of the Grand Trunk Railroad situated northerly of a line of land extending from the southwesterly corner of lands n/f owned by David Comparetto (Book 12359, Page 13, and Book 13533, Page 319) in a line that is a continuation of the common boundary between said Comparetto and lands now or formerly of Donald L. Cluff (Book 9188, Page 36).

The above-described lands were identified as "Parcel B" in the deed to Grantor recorded in Book 37976, Page 278 and are described as being occupied and/or possessed by Donald L. Cluff, and as being subject to a retained easement for the duration of the life of the said Donald L. Cluff, provided however that the foregoing recital in no way constitutes Grantees' ratification thereof nor any factual admission on the part of Grantees.

Meaning and intending to convey and hereby releasing all of Grantor's right, title and interest, if any, in the above-described land, being the same parcel as described as "Parcel B" in Exhibit A to the deed dated March 24, 2021 granted by Donald L. Cluff to Grantor herein and recorded in the Cumberland County Registry of Deeds in Book 37976, Page 278.



MA 13, Lot 13-B

MAINE REAL ESTATE TAX-PAID

WARRANTY DEED
MAINE STATUTORY SHORT FORM
DLN:1002240220016

KNOW ALL PERSONS BY THESE PRESENTS, that Stephen Meehan and Thomas Meehan, Co-Trustees of The Dorothy Meehan Living Trust u/t/a April 19, 2017, of 422 Raymond Road, Durham, ME 04222, for consideration paid, grant to William Graiver, of 324 Gray Road, Falmouth, ME 04105, and Sydney Harrison, of 37 Westmore Avenue, Cumberland, ME 04021, as tenants in common, with **WARRANTY COVENANTS**, the following described real property:

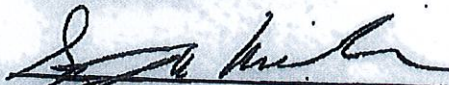
See attached Exhibit A

For Grantor's source of title, reference is made to a Warranty Deed from Dorothy E. Meehan dated April 19, 2017 and recorded in the Cumberland County Registry of Deeds in Book 33955, Page 54. Reference is also made to a Release Deed from Royal River Conservation Trust dated March 14, 2022 and recorded in the Cumberland County Registry of Deeds in Book 39278, Page 112.

Witness our hands this 1 day of December, 2022.


The Dorothy Meehan Living Trust u/t/a
April 19, 2017

Witness



Stephen Meehan, Co-Trustee

Witness

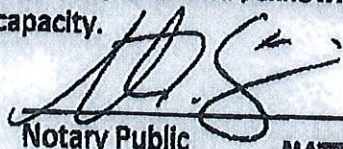


Thomas Meehan, Co-Trustee

STATE OF MAINE
COUNTY OF Cumberland, ss

Date: December 1, 2022.

Personally appeared the above-named Stephen Meehan and Thomas Meehan, Co-Trustees of The Dorothy Meehan Living Trust u/t/a April 19, 2017 and acknowledged the foregoing to be their free act and deed in their said capacity.

Before me, 

Notary Public

MATTHEW T. SIMONINI
Notary Public, Maine
My Commission Expires February 26, 2027

Print name: _____
My commission expires: _____

EXHIBIT A

A certain lot or parcel of land, being a small triangular shaped parcel located between the east side of the Atlantic & St. Lawrence Railroad (Grand Trunk Railroad), and the west side of Cluff Road, in the Town of North Yarmouth, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a 5/8" rebar with #1057 cap at the intersection of the east right of way line of the Atlantic & St. Lawrence Railroad (Grand Trunk Railroad) and the assumed west sideline of Cluff Road;

Thence South 22° 42' 32" East two hundred eighty-four and sixty-five hundredths (284.65) feet along the assumed west sideline of Cluff Road to a 5/8" rebar with #1057 cap at the northeast corner of Royal River Conservation Trust (Cumberland County Registry of Deeds Book 37976, Page 278), formerly Arthur A. Cluff and Madeline M. Cluff (Cumberland County Registry of Deeds Book 3040, Page 698);

Thence South 63° 46' 45" West one hundred forty-three and fourteen hundredths (143.14) feet along the north line of said Trust land to a 5/8" rebar with #1057 cap at the east line of the Atlantic & St. Lawrence Railroad (Grand Trunk Railroad);

Thence northerly three hundred twenty-six and forty hundredths (326.40) feet by a non-tangential 5692.27' radius curve right along the east line of Atlantic & St. Lawrence Railroad (Grand Trunk Railroad) to the point of beginning.

All bearings refer to the magnetic meridian as observed in 1998.

TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS [AMENDED 6/19/21;11/08/22]

District	Minimum Lot Size (Acres)	Maximum Residential Density ¹ (Acres)	Maximum Lot Coverage (%)	Street Frontage (feet)	Structure Setback From Property Lines (Feet) ⁶			Maximum Structure Height (Feet)
					Front	Side	Rear	
Village Center ²	1 acre ⁴	N/A	70%	100' MIN	10' MIN	10' MIN	5' MIN	3 stories, no higher than 50 feet
Village Residential	1 acre	1 Residential unit per acre; Subdivisions – 1 residential unit per net residential acre	30%	Routes 9, 115 and 231 – Min 200 feet; Other streets – Min 100 feet	20' Min	10' MIN	10' MIN	2.5 stories, no higher than 35 feet
Farm and Forest ⁵	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	2.5 stories, no higher than 35 feet
Residential Shoreland	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	35'
Resource Protection	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	35'

Table Continued on Next Page

¹ See Subsection C. for calculation of "net residential acreage", which is only applicable to subdivisions

² See Subsection D. for Pocket Neighborhood Standards.

³ Not applicable to wireless communications towers, windmills, antennas, barn silos and structures having no floor area

⁴ Minimum Lot Size:

- a. The minimum lot size can be reduced in the VC to 20,000 square feet when the lot is served by an advanced wastewater treatment system, or the existing system is retrofitted with an advanced wastewater system that meets or exceeds the state definition providing 50 percent or more reduction in nitrates, and has demonstrated that water quality will not be degraded.
- b. GPD or gallon per day design flows may be utilized when presented and proven to not exceed the assumed 4 bedroom or 360 gpd flows of a typical residential home per lot, this type of development requires Planning Board approval.
- c. Pocket Neighborhoods allow for the use of reduced lot size below 20,000 sf, consistent with Section 7.6(D).

⁵ Open space or clustered subdivisions are mandatory and at least 50 percent of the total parcel must be preserved in open space pursuant to Section 11-3. Cluster Housing Development and Open Space Development.

19.1

SECTION 2.5 NON-CONFORMING LOTS [AMENDED 5/17/08] A. Within the Village Center District, Village Residential District, and Farm and Forest District the following shall apply:

A non-conforming lot of record as of the effective date of this Ordinance (June 14, 2005) may be built upon, without the need for a variance, provided that all provisions of this Ordinance except lot area, lot width and/or lot frontage can be met. Variances relating to setback or other requirements not involving lot area, lot width and/or frontage shall be obtained by action of the Zoning Board of Appeals (ZBA). Further, a non-conforming lot of record as of the effective date of this Ordinance (June 14, 2005) does not have to be combined with a contiguous lot in the same ownership.

B. Within the Residential Shoreland District and the Resource Protection District the following shall apply:

1. Non-conforming Lots: A non-conforming lot of record as of the effective date of this Ordinance or amendment thereto may be built upon, without the need for a variance, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership, and that all provisions of this Ordinance except lot area, lot width and shore frontage can be met. Variances relating to setback or other requirements not involving lot area, lot width or shore frontage shall be obtained by action of the ZBA.

2018 / 1 / Yes

1st No. OWNER	2nd OWNER	MAILING ADDRESS	MAILING TOWN	MAP-LOT	ST No.	STREET
1389 29 WEST POWNAL LLC.		PO BOX 387	FREEDPORT ME 04032	009-009	29	WEST P
578 CLARK, BRIAN R.	DOLCE, JESSICA L.	27 FRIEDEL HILL RD	NORTH YARMOUTH ME 04097	003-003	809	FRIEDEL HILL RD
657 CLARK, CHRISTOPHER B & REINHART, KRISTA		809 NORTH RD	NORTH YARMOUTH ME 04097	013-011	0	NORTH RD
1351 CLARK, CHRISTOPHER B & REINHART, KRISTA		173 MILLIKEN RD	NORTH YARMOUTH ME 04097	013-012	173	PACKARD FARM
272 CLEMENT, AMY S & DOUGLAS R	FRIEDRICH, JAIMY K	173 MILLIKEN RD	NORTH YARMOUTH ME 04097	002-007	568	MILLIKEN RD
1225 CLORIUS, SARAH M.		16 FOREST LANE	CUMBERLAND ME 04021	016-043	328	SLIGO RD
1292 CLUFF, DONALD L.		328 MILL RD	NORTH YARMOUTH ME 04097	013-004	48	MILL RD
336 CLUKEY, DOUGLAS F.	CLUKEY, SUE ANNE	48 CLUFF RD	NORTH YARMOUTH ME 04097	001-017	13	CLUFF RD
864 COCHRAN, LAWRENCE A		13 DOUGHTY RD	NORTH YARMOUTH ME 04097	014-011	118	DOUGHTY RD
		118 HASKELL RD	NORTH YARMOUTH ME 04097			HASKELL RD



201



TOWN OF NORTH YARMOUTH

10 VILLAGE SQUARE ROAD
NORTH YARMOUTH, MAINE 04097

TELEPHONE (207)829-3705
FAX (207) 829-3743

2018 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$112,500.00
BUILDING VALUE	\$105,600.00
TOTAL: LAND & BLDG	\$218,100.00
	\$0.00
	\$0.00
	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROP.	\$0.00
HOMESTEAD EXEMPTION	\$20,000.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$198,100.00
TOTAL TAX	\$3,223.09
LESS PAID TO DATE	\$1,000.00
TOTAL DUE	\$2,223.09

**THIS IS THE ONLY BILL
YOU WILL RECEIVE**

CLUFF, DONALD L.
48 CLUFF RD
NORTH YARMOUTH ME 04097

FIRST HALF DUE: \$611.55
SECOND HALF DUE: \$1,611.54

MAP/LOT: 013-004
LOCATION: 48 CLUFF RD
ACREAGE: 22.38
ACCOUNT: 001292 RE

MIL RATE: 16.27
BOOK/PAGE: B4881P246

TAXPAYER'S NOTICE

THIS BILL COVERS FROM JULY 1, 2017 THROUGH JUNE 30, 2018

INTEREST CHARGED AT 7% PER ANNUM. MILL RATE IS \$ 16.27 PER \$1,000 ASSESSED VALUATION.

DUE TO THE MONEY OUR MUNICIPALITY AND SCHOOL DISTRICT RECEIVES FROM THE STATE LEGISLATURE THROUGH THE STATE MUNICIPAL REVENUE SHARING PROGRAM, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION, YOUR TAX BILL HAS ALREADY BEEN REDUCED BY 37.87%.

AS OF July 1, 2017 THE MUNICIPALITY'S OUTSTANDING INDEBTEDNESS IS \$0.

THE DEADLINE FOR FILING TAX ABATEMENT REQUESTS IS 03/2/2018. FOR INQUIRIES REGARDING YOUR PROPERTY ASSESSMENT OR TAX PAYMENT CONTACT THE TAX ASSESSOR AT: (207)829-3705.

***NOTICE* THIS IS THE ONLY BILL YOU WILL RECEIVE. A DUPLICATE BILL WILL NOT BE MAILED FOR THE APRIL 2, 2018 PAYMENT.**



To Pay by Credit Card, log onto <https://epayment.informe.org/payportonline/welcome>
There will be a nominal fee charged for this service.



CURRENT BILLING DISTRIBUTION

TOWN	\$864.11	26.81%
MSAD #51	\$2,251.33	69.85%
CUMBERLAND COUNTY	\$107.65	3.34%
TOTAL	\$3,223.09	100.00%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.
Please make check or money order payable to
TOWN OF NORTH YARMOUTH and mail to:

TOWN OF NORTH YARMOUTH
10 VILLAGE SQUARE ROAD
NORTH YARMOUTH, MAINE 04097

ACCOUNT: 001292 RE
NAME: CLUFF, DONALD L.
MAP/LOT: 013-004
LOCATION: 48 CLUFF RD
ACREAGE: 22.38



INTEREST BEGINS ON 04/03/2018

2nd half	DUE DATE	AMOUNT DUE	AMOUNT PAID
	04/02/2018	\$1,611.54	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

ACCOUNT: 001292 RE
NAME: CLUFF, DONALD L.
MAP/LOT: 013-004
LOCATION: 48 CLUFF RD
ACREAGE: 22.38



INTEREST BEGINS ON 10/03/2017

1st half	DUE DATE	AMOUNT DUE	AMOUNT PAID
	10/02/2017	\$611.55	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

20.2

2019 taxes

1st No. OWNER	2nd OWNER	MAILING ADDRESS	MAILING TOWN	MAP-LOT	ST No.	STREET
1389 WEST POWNAL LLC		PO BOX 387	FREEMPORT ME 04032	009-009	29	WEST P
578 CLARK, BRIAN R.	DOLCE, JESSICA L.	809 NORTH RD	NORTH YARMOUTH ME 04097	003-003	809	NORTH RD
657 CLARK, CHRISTOPHER B & REINHART, KRISTA		173 MILLIKEN RD	NORTH YARMOUTH ME 04097	013-011	0	PACKARD FARM
1351 CLARK, CHRISTOPHER B & REINHART, KRISTA		173 MILLIKEN RD	NORTH YARMOUTH ME 04097	013-012	173	MILLIKEN RD
272 CLEMENT, AMY S & DOUGLAS R	FRIEDRICH, JAIMY K	16 FOREST LANE	CUMBERLAND ME 04021	002-007	568	SLIGO RD
1225 CLORIUS, SARAH M.		328 MILL RD	NORTH YARMOUTH ME 04097	016-043	328	MILL RD
1292 CLUFF, DONALD L.		48 CLUFF RD	NORTH YARMOUTH ME 04097	013-004	48	CLUFF RD
336 CLUKEY, DOUGLAS F.	CLUKEY, SUE ANNE	13 DOUGHTY RD	NORTH YARMOUTH ME 04097	001-017	13	DOUGHTY RD
864 COCHRAN, LAWRENCE A		118 HASKELL RD	NORTH YARMOUTH ME 04097	014-011	118	HASKELL RD



2020-2021 MAP LOT

AE	2021	2021	2021	2021	2021	2021	2021	2021
1723	2021	1	CHU, TUAN & BERNAT, KIMBERLY	12 LONG HILL RD	NORTH YARMOUTH ME 04097	014-027	12	LONG HILL RD
264	2021	1	CIANCHETTE FAMILY, LLC	42 MARKET ST	PORTLAND ME 04101	001-074	51	PRINCE WELL RD
920	2021	1	CIANCHETTE, ANN	13 HEDGEROW DR	CUMBERLAND ME 04021	010-094	37	DELWIN DR
1865	2021	1	CIANCHETTE, TUCKER J	12 CROSS RD	CUMBERLAND ME 04021	008-028-002	3	BOWDOIN COURT
1941	2021	1	CIRBUS, KRISTIN L	20 GARDEN GATE	NORTH YARMOUTH ME 04097	001-006-010	20	GARDEN GATE CIRCLE
800	2021	1	CIVIELLO, JENNIFER B & PATRICK W	36 BAYBERRY DRIVE	NORTH YARMOUTH ME 04097	004-186	36	BAYBERRY DR
1398	2021	1	CIANCI, MICHELE R.	90 PRINCE WELL RD	NORTH YARMOUTH ME 04097	001-065	90	PRINCE WELL RD
1974	2021	1	CIANCHETTE, TUCKER	3 BOWDOIN COURT	NORTH YARMOUTH ME 04097	007-034-012	0	VILLAGE VIEW LN
578	2021	1	CLARK, BRIAN R.	809 NORTH RD	NORTH YARMOUTH ME 04097	003-003	809	NORTH RD
657	2021	1	CLARK, CHRISTOPHER B & REINHART, KRISTA	173 MILLIKEN RD	NORTH YARMOUTH ME 04097	013-011	0	MILLIKEN ROAD
1351	2021	1	CLARK, CHRISTOPHER B & REINHART, KRISTA	173 MILLIKEN RD	NORTH YARMOUTH ME 04097	013-012	173	MILLIKEN RD
272	2021	1	CLEMENT, AMY S & DOUGLAS R	16 FOREST LANE	CUMBERLAND ME 04021	002-007	568	SLUGO RD
1292	2021	1	CLUFF, DONALD L.	48 CLUFF RD	NORTH YARMOUTH ME 04097	013-004	48	CLUFF RD
336	2021	1	CLUKEY, DOUGLAS F.	11 DOUGHTY RD	NORTH YARMOUTH ME 04097	001-017	13	DOUGHTY RD
12	2021	1	COATES, NINA AND CHRISTOPHER	118 HASKELL RD	NORTH YARMOUTH ME 04097	005-047	1078	HASKELL RD
864	2021	1	COCHRAN, LAWRENCE A	89 SERENITY WAY	NORTH YARMOUTH ME 04097	014-011	118	HASKELL RD
1117	2021	1	COCHRAN, SHARIL	407 GRAY RD	NORTH YARMOUTH ME 04097	014-001	89	SERENITY WAY
397	2021	1	CODERE, ROGER	109 CHURCH ST	NORTH YARMOUTH ME 04097	015-022	407	GRAY RD
1934	2021	1	COFFEY, LESUE M	550 MOUNTFORT RD	WINCHESTER MA 01890	001-006-003	6	GARDEN GATE CIRCLE
815	2021	1	COFFIN, FRANK & DOROTHY	177 NEW GLOUCESTER RD	NORTH YARMOUTH ME 04097	009-025	550	MOUNTFORT RD
1002	2021	1	COFFIN, JUNE L	508 MOUNTFORT RD	NORTH YARMOUTH ME 04097	011-041	177	NEW GLOUCESTER RD
816	2021	1	COFFIN, RAYMOND J	494 MOUNTFORT RD	NORTH YARMOUTH ME 04097	006-034	494	MOUNTFORT RD
814	2021	1	COFFIN, RAYMOND J, LAURIE L & MATTHEWE	934 NORTH RD	NORTH YARMOUTH ME 04097	006-013	508	MOUNTFORT RD
517	2021	1	COPRAN, KERSTIN	24 COLONIAL DR	NORTH YARMOUTH ME 04097	002-078	934	NORTH RD
814	2021	1	COLAVOLPE, CHRISTINE A. & JR., RONALD A.	17 HENNINGGS WAY	NORTH YARMOUTH ME 04097	002-038	24	COLONIAL DR
1085	2021	1	COLBY, RONALD E.	17A FILES FARM RD	GRAY ME 04039	016-079	17	HENNINGGS WAY
697	2021	1	COLEBY, JENNIFER B.	502 SLUGO RD	GRAY ME 04039	016-085	0	MILL RD
1822	2021	1	COLE, CHRISTOPHER & JOHNSON, HELEN	256 WALNUT HILL RD	NORTH YARMOUTH ME 04097	008-037	984	SLUGO RD
1561	2021	1	COLE, CHRISTOPHER C	0 P. BOX 141	NORTH YARMOUTH ME 04097	004-006	256	WALNUT HILL RD
1018	2021	1	COLEMAN, ANNE M.			011-111	30	BRIGHT LANE
38	2021	1	COLEMAN, RONALD					
857	2021	1	CONFORTHY, CHERYL ANN DAVIS					

NO 13-B

005

Case No.	Name	Address	City	State	Zip	Phone	Occupation	Education	Religion	Marital Status	Children	Income	Assets	Liabilities	Notes
1001	John Doe	123 Main St	New York	NY	10001	212-555-1234	Engineer	BS	Catholic	Married	2	\$50,000	\$100,000	\$20,000	...
1002	Jane Smith	456 Elm St	Los Angeles	CA	90001	213-555-5678	Teacher	MS	Protestant	Single	0	\$30,000	\$50,000	\$10,000	...
1003	Robert Johnson	789 Oak St	Chicago	IL	60601	312-555-9012	Doctor	MD	Jewish	Married	1	\$75,000	\$150,000	\$30,000	...
1004	Mary White	101 Pine St	San Francisco	CA	94101	415-555-3456	Lawyer	JD	Methodist	Married	2	\$60,000	\$120,000	\$25,000	...
1005	David Brown	202 Cedar St	Houston	TX	77001	713-555-7890	Businessman	BA	Baptist	Married	3	\$80,000	\$180,000	\$40,000	...
1006	Susan Green	303 Birch St	Phoenix	AZ	85001	602-555-2345	Accountant	MA	Quaker	Single	0	\$40,000	\$70,000	\$15,000	...
1007	Michael Black	404 Maple St	Philadelphia	PA	19101	215-555-6789	Artist	BA	Orthodox	Married	1	\$35,000	\$60,000	\$12,000	...
1008	Laura Pink	505 Spruce St	San Diego	CA	92101	619-555-0123	Writer	MA	Presbyterian	Single	0	\$25,000	\$45,000	\$8,000	...
1009	James Blue	606 Willow St	Portland	OR	97201	503-555-4567	Musician	BA	Unitarian	Married	2	\$45,000	\$80,000	\$18,000	...
1010	Elizabeth Red	707 Ash St	Seattle	WA	98101	206-555-8901	Architect	MA	Episcopal	Married	1	\$55,000	\$110,000	\$22,000	...

2022 MAP - LOT DIRECTORY

42 012-076	51	2022 WELSHER, MICHAEL & DESCHENES, LISA	PO BOX 90	50 FREEPORT ME 04078	0 NEW GLOUCESTER RD	84600	0	0	B33425P118
43 013-003	39	2022 ROYAL RIVER CONSERVATION TRUST	PO BOX 90	YARMOUTH ME 04096	0 PACKARD FARM RD	19000	0	19000	B23276P116
44 013-004	1292	2022 CLUFF, DONALD L.	48 CLUFF RD	NORTH YARMOUTH ME 04097	48 CLUFF RD	92200	113900	23750	B4881P245
45 013-004-001	1857	2022 MEEHAN, MICHAEL D	2 DRAGONFLY LN	NORTH YARMOUTH ME 04097	0 CLUFF RD	75900	0	0	B32162P176 03/27/2015
46 013-005	701	2022 ROYAL RIVER CONSERVATION TRUST	PO BOX 90	YARMOUTH ME 04096	0 CLUFF RD	132100	0	132100	B37976P278
47 013-006	1356	2022 COMPARETTO, DAVID C.	38 CLUFF RD	NORTH YARMOUTH ME 04097	36 CLUFF RD	95600	164800	23750	B13533P319
48 013-007	1355	2022 ROCKWELL, TONI L & PAUL M.	18 CLUFF ROAD	NORTH YARMOUTH ME 04097	18 CLUFF RD	75800	107800	23750	B13231P194 12/17/2013
49 013-008	1420	2022 LAMBERT, DANIEL A.	PO BOX 583	CUMBERLAND ME 04021	2 CLUFF RD	73000	89700	0	B35106P320
50 013-009	1347	2022 FLAHERTY, MICHELE A.	5 DRAGONFLY LANE	YARMOUTH ME 04097	5 DRAGONFLY LANE	95800	260700	23750	B29399P106 03/06/2012
51 013-010	1353	2022 MEEHAN, MICHAEL D. & REBECCA L.	PO BOX 7	POWNAW ME 04069-0007	2 DRAGONFLY LANE	90800	209900	23750	B23208P201
52 013-011	657	2022 CLARK, CHRISTOPHER B & REINHART, KAISTA	173 MILLIKEN RD	NORTH YARMOUTH ME 04097	0 MILLIKEN ROAD	78800	0	0	B32980P28
53 013-012	1351	2022 CLARK, CHRISTOPHER B & REINHART, KAISTA	173 MILLIKEN RD	NORTH YARMOUTH ME 04097	173 MILLIKEN ROAD	86100	220700	23750	B32990P28
54 013-013	1352	2022 DOROTHY MEEHAN LIVING TRUST	40 MEEHAN LN	NORTH YARMOUTH ME 04097	0 CLUFF RD	105800	116700	5700	B33955P54
55 013-013-008	2040	2022 MEEHAN, DOROTHY E & THOMAS E	40 MEEHAN LN	NORTH YARMOUTH ME 04097	0 CLUFF RD	69000	0	0	B2827P240
56 013-013-A	1836	2022 MEEHAN, MARY ELIZABETH	19 MEEHAN LN	NORTH YARMOUTH ME 04097	19 MEEHAN LN	100800	178400	23750	B29955P285
57 013-014	1357	2022 DALY, MEAGHAN & PYLE, IAY	32 MEEHAN LN	NORTH YARMOUTH ME 04097	32 MEEHAN LN	112300	227000	0	B34519P327
58 013-014-001	1950	2022 MEEHAN, STEPHEN	0 MEEHAN LANE	NORTH YARMOUTH ME 04097	0 MEEHAN LANE	57900	0	0	BPBP21
59 013-014-002	1951	2022 MEEHAN, STEPHEN	0 MEEHAN LANE	NORTH YARMOUTH ME 04097	0 MEEHAN LANE	38500	0	0	BPBP21
60 013-014-003	1552	2022 MEEHAN, STEPHEN	0 MEEHAN LANE	NORTH YARMOUTH ME 04097	0 MEEHAN LANE	35400	0	0	BPBP21
61 013-015	1350	2022 POULIN, CAROL G & JENNIFER V	197 MILLIKEN RD	NORTH YARMOUTH ME 04097	197 MILLIKEN RD	121100	238900	29450	B32999P284
62 013-017	1349	2022 WILSON, MELODIE R	304 WEST POWNAL RD	NORTH YARMOUTH ME 04097	304 WEST POWNAL RD	127500	205900	23750	B32633P141
63 013-017-001	1873	2022 SPIVAK, LEE F & SADIE W	33 BOGGE STREET	SOUTH PORTLAND ME 04106	461 MILLIKEN RD	85900	443100	23750	B36313P108
64 013-018	1774	2022 KRESS, ANNA-LENA & MICHAEL	306 WEST POWNAL RD	NORTH YARMOUTH ME 04097	308 WEST POWNAL RD	87500	195600	0	B35879P75
65 013-019	1328	2022 KOELKER, STEPHEN	4 WHISPERWOOD BEND	NORTH YARMOUTH ME 04097	4 WHISPERWOOD BEND	90800	296300	23750	
66 013-020	1593	2022 CROFT, PETER E. & KRISTEN E	5 WHISPERWOOD BEND	NORTH YARMOUTH ME 04097	5 WHISPERWOOD BEND	105600	615200	23750	B31600P271 06/27/2014 B
67 013-021	1672	2022 NORTH YARMOUTH, TOWN OF	10 VILLAGE SQUARE ROAD	NORTH YARMOUTH ME 04097	352 WEST POWNAL RD	100400	0	100400	B3038P454
68 013-022	1329	2022 PAGE, ANDREW J. & AMY B	376 WEST POWNAL RD	NORTH YARMOUTH ME 04097	376 WEST POWNAL RD	95300	296800	23750	B29825P237
69 013-023	1330	2022 SHERVANICK, PAMELA	378 WEST POWNAL RD	NORTH YARMOUTH ME 04097	378 WEST POWNAL RD	98500	330600	23750	B35621P104
70 013-024	1332	2022 MACKLIN, JOHN WILLIAM	402 WEST POWNAL RD	NORTH YARMOUTH ME 04097	402 WEST POWNAL RD	116100	274800	0	B31940P25 11/26/2014 B2
71 013-025	1308	2022 BLACKSTONE, ALBERT	P.O. BOX 87	POWNAW ME 04069-0387	0 WEST POWNAL RD	7600	0	0	B8740P142
72 013-026	1333	2022 FRANK, SHELIA	399 WEST POWNAL RD	NORTH YARMOUTH ME 04097	399 WEST POWNAL RD	90300	156900	23750	B4363P44



13-B CREATED

20.12

Handwritten scribbles and markings at the top of the page.

Main data table with columns for Agency, Name, Address, Phone, and other details. The table is organized into sections by agency name, such as 'CENTRAL BANK PROJECT', 'MARTINE & HORTON TRANSPORTATION', 'MORNING STAR', etc.

