

File No: 2022-4237

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Certain lots or parcels of land, together with any improvements thereon, situated in Bangor, Penobscot County, Maine, more particularly described as follows:

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FIRST: (Rines Building Parcels): A N

O F F I C I A L O F F I C I A L

PARCEL ONE: C O P Y C O P Y

Situated on Main Street in said Bangor, together with the buildings thereon, bounded and described as follows: Beginning at the middle of the easterly end of the southwesterly brick wall of the store now or formerly known as the Williamson Store (formerly occupied by N.H. Colton); thence on a line with said Main Street and in a southwesterly direction or as said Main Street runs twenty (20) feet; thence on a line running parallel with said middle of said brick wall of said Williamson Store towards Columbia Street seventy-five (75) feet; thence at right angles with the last mentioned line twenty (20) feet to the said middle of said brick wall of said Williamson Store; thence following the middle of said brick wall of said Williamson Store seventy-five (75) feet to the place of beginning. Being the same premises conveyed to John T. Rines by Thomas G. Stickney, et al, by deed dated October 1, 1871 and recorded in Penobscot County Registry of Deeds in Book 415, Page 200.

PARCEL TWO:

Situated on Main Street in said Bangor and bounded and described as follows: Beginning at a point twenty (20) feet in a southwesterly direction (or in the direction said Main Street runs) from the middle of the easterly end of the southwesterly brick wall of the store now or formerly known as the Williamson Store (formerly occupied by N. H. Colton); thence on a line with said street in a southwesterly direction (or as said street runs) twenty (20) feet to the middle of the partition between the two southerly stores in the building now standing on the premises hereby conveyed and the premises next southerly thereof; thence westerly along the middle of said partition on a line generally parallel with said middle of said brick wall of said Williamson Store towards Columbia Street, seventy-five (75) feet; thence at right angles with said last named line and parallel with said first named line towards said brick wall twenty (20) feet to the southwesterly corner of the first parcel above described; thence on a line parallel with said middle of said brick wall seventy-five (75) feet to the place of beginning. Being the same premises conveyed to John T. Rines and Eugene C. Nichols by Augustus D. Manson et al. by deed dated March 18, 1869, and recorded in said Registry in Book 386, Page 506, the interest of said Eugene C. Nichols having been conveyed to John T. Rines by deed dated September 13, 1869 and recorded in said Registry in Book 405, Page 351.

PARCEL THREE:

Situated in the rear of the two stores on Main Street sold to said Rines by A. D. Manson et al. by deed recorded in Book 386, Page 506 and by Thomas G. Stickney and Albert H. Roberts by deed recorded in Book 415, Page 200. Said strip of land extends the entire width of the two store lots on Main Street above mentioned and runs back towards Columbia Street to the rear line of the Dower land, which line is eighty-five (85) feet, more or less, from Columbia Street. The Dower land above referred to is the same as set off to Martha Y. Emerson as Dower in May 1844. Being

the same premises conveyed to Joseph P. Bass and John T. Riles by Frederick A. Hatch by deed acknowledged on July 12, 1872 and recorded in said Registry in Book 424, Page 99, the interest of said Joseph P. Bass having been conveyed to John T. Riles by deed dated November 1, 1886 and recorded in said Registry in Book 568, Page 487. C O P Y

PARCEL FOUR:

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Situated in said Banger on the easterly side of Columbia Street and bounded as follows: Beginning at the southwest corner of said Rines lot fronting on Main Street at a point in a line with the middle of the partition wall between his former store and the store formerly of Frederick A. Hatch; thence westerly in a line parallel with the southerly line of the City lot, on which the City Police Building stood on October 25, 1889, about eighty-five (85) feet to Columbia Street, (being formerly ninety (90) feet before said street was widened); thence northerly by said street forty (40) feet; thence easterly eighty-five (85) feet to rear line of land formerly of Martha Y. Emerson and Frederick A. Hatch, being the line of said Rines lot aforesaid; thence southerly by said rear line to the point begun at.

PARCEL FIVE:

Situated on said Columbia Street adjacent to the premises described in Parcel 4 above and bounded as follows: Southerly by said premises described in Parcel 4 above and by the northerly line thereof extended in an easterly direction; northerly by the City lot referred to in Parcel 4 above; westerly by Columbia Street as widened and easterly by the lot of land formerly belonging to the late William D. Williamson, said lot being twelve (12) feet and ten (10) inches in width and extending back from Columbia Street as now widened ninety-four (94) feet. Said premises and the premises described in Parcel 4 above, being the same premises conveyed to John T. Rines by Martha Y. Emerson, et al. by deed dated October 25, 1889 and recorded in said Registry uin Book 600, Page 268.

There is hereby conveyed all the rights and benefits of a certain agreement made and entered into on July 14, 1909 by and between John Cassidy and Charles H. Wood, et al., as Trustees under the Will of John T. Rines, which said agreement is recorded in said Registry of Deeds in Book 767, Page 487.

But the conveyance of the premises herein described is made subject to the burdens of said agreement and the rights and privileges therein granted to said John Cassidy, his heirs and assigns.

Together with all of the Grantor's rights in and to the stairway in the brick building facing on said Main Street, said stairway leading from said Main Street to the upper floors of said building.

There is also hereby conveyed the land and improvements, subject to and with the benefits of the covenants and agreements, described in the deed of Alco Realty, Inc. to Ada B. Goldsmith, dated January 6, 1983, and recorded in Penobscot County Registry of Deeds in Book 3361, Page 263, to which reference is hereby made for a more particular description of the land conveyed hereby and the covenants and agreements referred to above.

EXCEPTING AND RESERVING the land, rights, and benefits conveyed by the deed of Ida B. Goldsmith to Alco Realty, Inc. dated January 12, 1983, recorded in said Registry in Book 3361.

Page 266, to which reference is hereby made for a more particular description of the land hereby excepted and reserved and the rights and benefits referred to above.

SECOND: (Barbara Cassidy Parcel) A L O F F I C I A L
C O P Y C O P Y

PARCEL SIX:

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Lying on the northwesterly side of Main Street, bounded and described as follows: Beginning at a point on the northwesterly line of said Main Street at the intersection of the center of thread of the partition wall between the store formerly occupied by Eben Leavitt, numbered fifty-one and Charles E. Clark forty-nine; thence northwesterly on said line of Main Street twenty and fifteen hundredths feet to the southeasterly corner of the lot conveyed by Fred A. Hatch to B. B. Manson and H.B. Williams by deed dated September 27, 1862, and recorded in Penobscot Registry of Deeds, Book 321, Page 349, being at the center of the partition wall between the store of said Clark and the store of Charles W. Coffin, numbered forty-five; thence northwesterly on and by said line and in continuation thereof one hundred ten and eight tenths (110.8) feet, more or less, to the southeasterly face of a wood partition in the basement level of the building described in the deed of Jane M. Sullivan to Barbara Cassidy dated January 21, 1984, and recorded in Book 3502, Page 350; thence southwesterly along the southeasterly face of said wood partition and along the southeasterly face of the brick elevator shaft serving the building fronting on Columbia Street located on "PARCEL I - COLUMBIA STREET" described in a deed to Barbara Cassidy recorded in Book 3103, Page 328 a total distance of twenty and six tenths (20.6) feet to the exterior face of the southerly wall of the building on the premises hereby conveyed, being a westerly extension of the centerline of the wall between said Clark and Leavitt's stores; thence southeasterly by and along said exterior wall and continuing along the centerline of the wall between said Clark and Leavitt's stores, a distance of one hundred ten and eight tenths (110.8) feet; more or less, to the point begun at.

ALSO all rights in common with the owners of the adjoining property next northerly on said Main Street to the use of the stairway and entrance between this property and said property next adjoining on the northerly, subject, however, to the corresponding rights of said owners of said property next adjoining this on the northerly, to the use in common of said stairway and entrance.

ALSO all rights in party walls in connection with adjoining owners of said property subject to all rights of adjoining owners in party walls.

The foregoing properties are subject to an easement granted by Downtown Realty to Bangor Gas Company, LLC by easement deed dated October 31, 2008 and recorded in Book 11583, Page 18 of the Penobscot County Registry of Deeds.