



**CITY OF GARDINER  
BOARD OF APPEALS**

[www.gardinermaine.com](http://www.gardinermaine.com)

**ADMINISTRATIVE APPEAL APPLICATION**

Code Enforcement  Historic Preservation Commission  Planning Board

Applicant Information:

Name: Cathleen Thibeault Tel #: 207-841-7631

Mailing Address:

1174 Augusta Rd, Bowdoin, ME 04287  
90 Ledgewood Lane

Property Owner Information

Property Owner as evidenced by deed recorded:

Deed Book Number 1802 Page 0035

Dated \_\_\_\_\_

Name: Sylvia Savage-Fuller Tel #: \_\_\_\_\_

Mailing Address:

Same

Property Information:

Location:

80 Ledgewood, Gardiner

City Tax Map: 015 Lot: 01A Zoning District SL/R6

Lot size (acres): 3.3 Road frontage: N/A Shoreland frontage: 400'

Existing use of property:

Camp

Abutting Property uses:

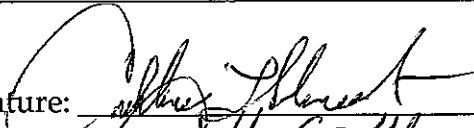
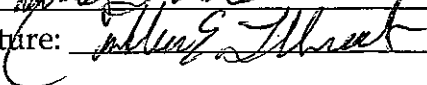
North: Camps South: Residential

East: \_\_\_\_\_ West: \_\_\_\_\_

Please describe the action taken by the Code Enforcement Officer, Historic Preservation Commission or the Planning Board that you are appealing:

Current use for last 50 yrs has been over existing grass.

Requesting Code officers opinion to allow gravel drive to be installed.

Appellant's Signature:  Dated: 4-17-24  
Property Owner's Signature:  Dated: 4-17-24

To: Board of Appeals  
From: Kris McNeill  
Subject: 80 Ledgewood ROW Appeal  
Date: April 25, 2024

This memo is to explain the issue in question regarding the right of way for 80 Ledgewood Lane. There is a long standing right of way that has been used to access 80 Ledgewood Lane for decades. The right of way traverses approximately 100 feet of grass belonging to 90 Ledgewood Lane. Even though the exact location of the right of way is not specified in either deed, both parties are in agreement as to the location and validity of the right of way. The disagreement comes from the fact that the lawn is soft and cannot handle vehicles without becoming rutted and damaged. Any new buyer will need to get large trucks to their property for construction. The sellers or new owners would like to be able to install a gravel surface over the right of way to allow for adequate access. The owner of 90 Ledgewood feels that the right of way allows crossing the area but does not allow for upgrading, changing or maintenance.



Kris McNeill  
Code Enforcement Officer  
City of Gardiner, Maine

Maps showing the  
ROW to 80 Ledgewood

Photos showing existing conditions.



# Ledgewood ROW

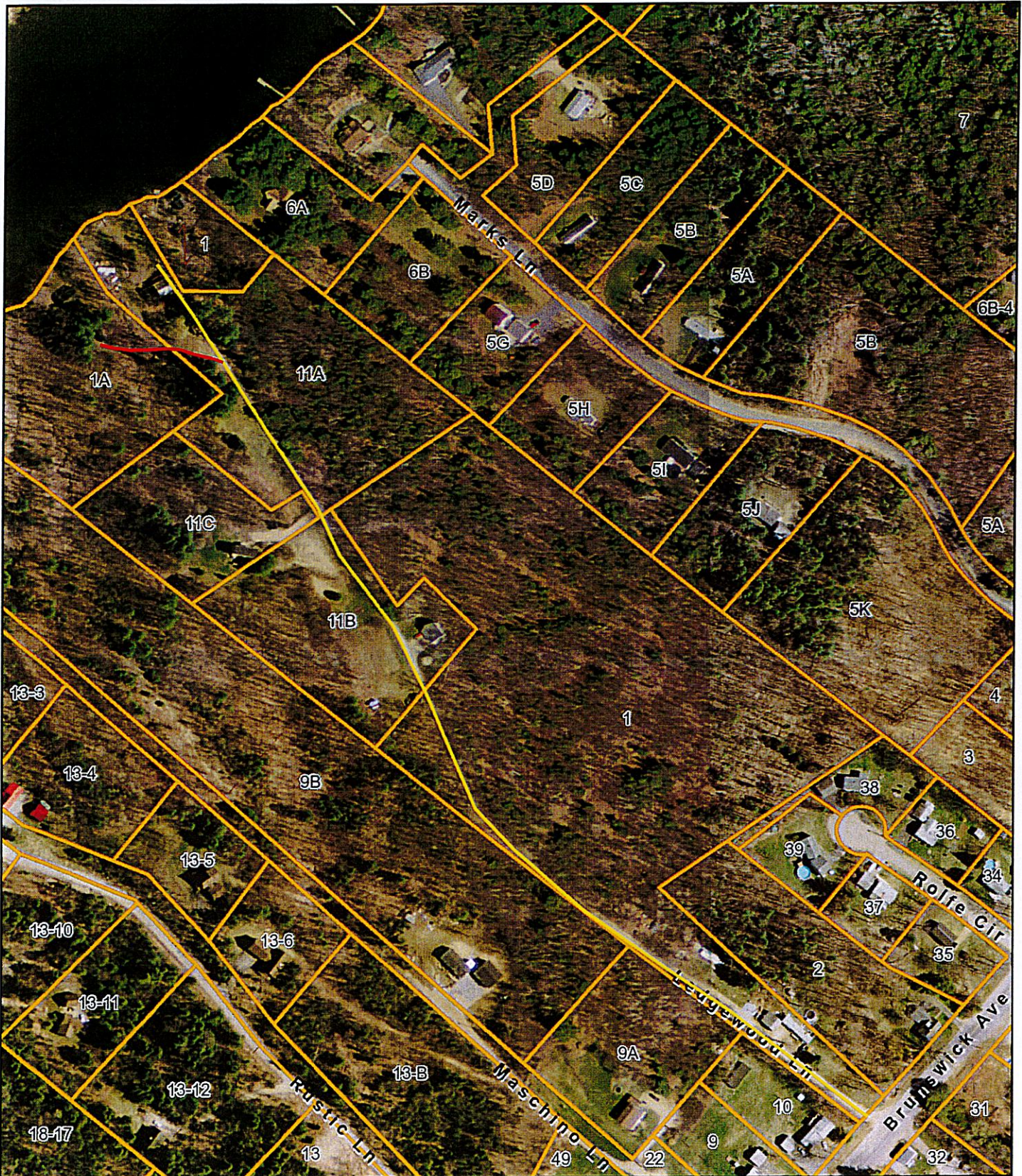
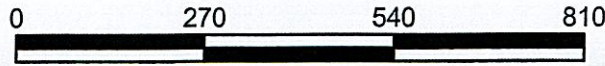
Gardiner, ME

1 inch = 270 Feet



www.cai-tech.com

April 23, 2024



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# Ledgewood ROW

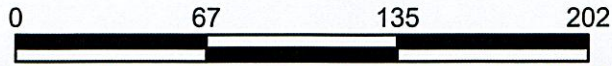
Gardiner, ME

1 inch = 67 Feet



www.cai-tech.com

April 23, 2024



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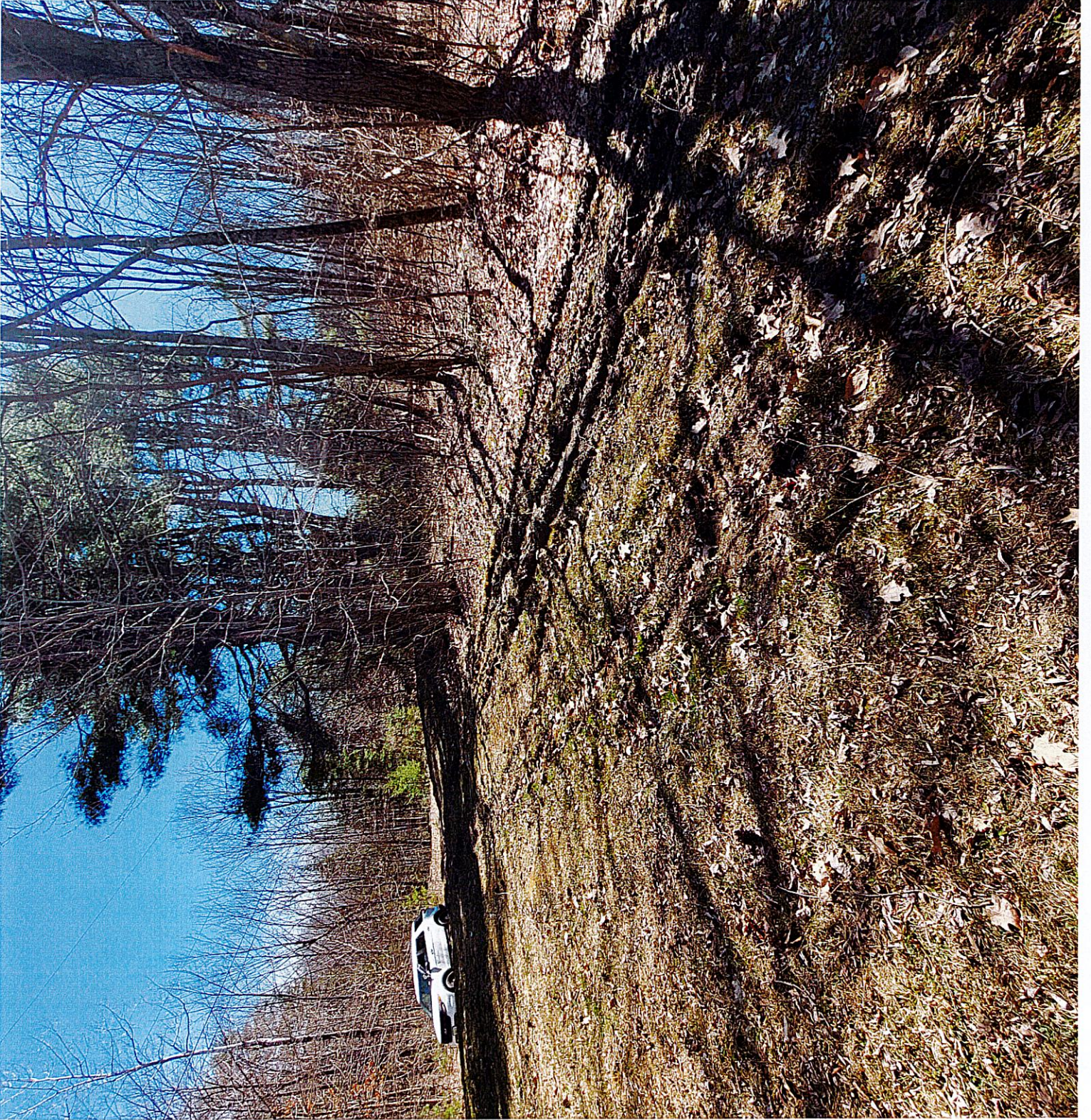
2007

11A

015011A - THIBEAULT CATHLEEN E  
90 LEDGEWOOD LN













Property Cards for  
80 and 90 Ledgewood

<b>CURRENT OWNER</b>		<b>TOPO</b>	<b>UTILITIES</b>	<b>STRY//ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>	
1 Level	5 Well	3 Unpaved	3 Rural	7 Waterfront	Code	Appraised	Assessed
6 Septic					1013	44,700	44,700
					1013	62,300	62,300
<b>1174 AUGUSTA RD</b>		<b>SUPPLEMENTAL DATA</b>		<b>VISION</b>			
All Pct ID		SEND VALUE E		GARDINER, ME			
TIF CODE		TAX ACQ PIP					
USE PROGRA		LISTING AGE					
TG ENROLL Y		LIST PRICE					
LD #1 TYPE		SPEC DISTRIC					
GIS ID 015011A		Assoc Pid#					

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THIBEAULT CATHLEEN E	11700	0213	05-22-2014	U	I	60,000	1			Total	107,000	107,000	106,500		
KINSEY HEIDI PERSONAL REP	9699	0015	04-08-2008	U	I	0	1			Year	Code	Assessed V	Year	Code	Assessed
WILLIAMS GERALD A	2685	0243		U	V	0	1			2023	1013	44,700	2021	1013	44,200
WILLIAMS PATRICIA A	2639	0182				0	0				1013	62,300		1013	62,300
Total										107,000	Total	107,000	Total	106,500	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total				0.00			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0001			

NOTES			
Appraised Bldg. Value (Card)			
Appraised Xf (B) Value (Bldg)			
Appraised Ob (B) Value (Bldg)			
Appraised Land Value (Bldg)			
Special Land Value			
Total Appraised Parcel Value			
0			

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
								07-18-2022	CL			26	Building Permit Visit
								07-19-2021	CL			26	Building Permit Visit
								05-06-2020	CL			43	Assessor Review
								07-03-2018	CL			43	Assessor Review
								05-17-2017	CL			15	Building Permit Inspection
								05-25-2016	CL			43	Assessor Review
								06-03-2015	CL			43	Assessor Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1013	SFR WATER	13		43.560 SF	0.56	1.00000	5	1.00	30	1.000		B	1.0000	54,900	
1	1013	SFR WATER			3.300 AC	2,250.00	1.00000	0	1.00	30	1.000			1.0000	7,400	
Total Card Land Units										4.30 AC	Parcel Total Land Area	4.30 AC	Total Land Value			62,300

Element	Cd	Description	Element	Cd	Description
Style:	36	Camp			
Model:	01	Residential			
Grade:	05	Average +20			
Stories:	1				
Occupancy:	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Glis/Cmp			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Fir 1	12	Hardwood			
Interior Fir 2					
Heat Fuel	02	Oil			
Heat Type:	03	Hot Air-No Duc			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs	4				
Total Rooms:	02	Average/Modern			
Bath Style:	02	Average/Modern			
Kitchen Style:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Appr. Value
SHD1	SHED FRAME	L	168	9.00	2008		50		800
HRT	HEARTH	B	1	540.00	1982		86		500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	784	784	784	53.09	41,621
CRL	Crawl Space	0	0	0	0.00	0
EAU	Attic, Expansion, Unfinished	0	784	157	10.63	8,335
WDK	Deck, Wood	0	96	10	5.53	531
Ttl Gross Liv / Lease Area		784	2,448	951		50,487

EAU	GAS	INTL
26	26	26
WDK:		
26	26	26



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
1 Level	5 Well	3 Unpaved	3 Rural	7 Waterfront	Code	Appraised	Assessed			
4 Rolling	6 Septic				1013	9,300	9,300			
					1013	60,400	60,400			
					1031	4,100	4,100			
51 NEQUASSET RD		SUPPLEMENTAL DATA			Total					
WOOLWICH ME 04579-9734		SEND VALUE E			73,800					
		TIF CODE			PREVIOUS ASSESSMENTS (HISTORY)					
		USE PROGRA			Year	Code	Assessed V	Year	Code	Assessed
		TG ENROLL Y			2023	1013	9,300	2021	1013	9,300
		TG PLAN YR				1013	60,400		1013	60,400
		LD #1 TYPE				1031	4,100		1031	4,100
GIS ID 015001A		Assoc Pid#			Total					
		1802 0035			Year	Code	Assessed	Year	Code	Assessed

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
SAVAGE-FULLER SYLVIA		1802	0035	U	V	0	1

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		Total			0.00	

OTHER ASSESSMENTS		Amount	Description	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount	Comm Int
Nbhd	Nbhd Name					
0001	B		Tracing			

NOTES	
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	13,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	60,400
Special Land Value	0
Total Appraised Parcel Value	73,800

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
						Exemption

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		09-10-2008	CL	03		52	Assessor Hearing Data Ent
		09-09-2008	CL	02		13	Inspected
		06-11-2008	RS			41	Hearing Data Entry Chang
		02-11-2008	KL			12	Field Review
		08-07-2007	RS			02	Measure/2nd Visit
		08-07-2007	RS			01	Measure/1st Visit

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
1	1013	SFR WATER	13	43,560 SF	0.56	1.00000	5	1.00	30	1,000		B	1.0000	54,900				
1	1013	SFR WATER		2,440 AC	2,250.00	1.00000	0	1.00	30	1,000			1.0000	5,500				
Total Card Land Units												3.44	AC	Parcel Total Land Area	3.44	AC	Total Land Value	60,400

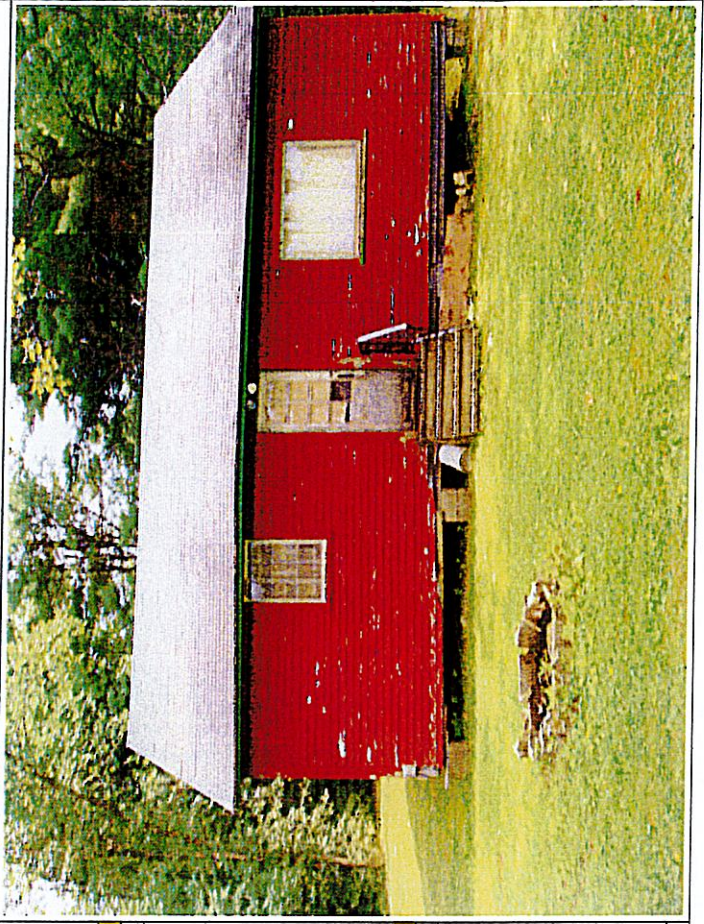
This signature acknowledges a visit by a Data Collector or Assessor



Element	Cd	Description	Element	Cd	Description
Style:	36	Camp			
Model	01	Residential			
Grade:	02	Below Average			
Stories:	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Fir 1	02	Minimum/Plywd			
Interior Fir 2					
Heat Fuel	01	Coal/Wood/None			
Heat Type:	01	None			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	0				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3				
Bath Style:	02	Average/Modern			
Kitchen Style:	02	Average/Modern			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		Description	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
		Building Value New						16,680
		Year Built						1950
		Effective Year Built						1964
		Depreciation Code						P
		Remodel Rating						44
		Depreciation %						1
		Functional Obsol						56
		External Obsol						9,300
		Trend Factor						
		Condition						
		Condition %						
		Percent Good						
		RCNLD						
		Dep % Ovr						
		Dep Ovr Comment						
		Misc Imp Ovr						
		Misc Imp Ovr Comment						
		Cost to Cure Ovr						
		Cost to Cure Ovr Comment						

BUILDING SUB-AREA SUMMARY SECTION		Description	Living Area	Floor Area	Eff Area	Unif Cost	Undeprec Value
Code	BAS	First Floor	768	768	768	27.25	20,929
Ttl Gross Liv / Lease Area		768	768	768			20,929



BAS

37

28

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
1 Level	5 Well	3 Unpaved	3 Rural	7 Waterfront	Code	Appraised	Assessed			
4 Rolling	6 Septic				1013	9,300	9,300			
SUPPLEMENTAL DATA					1013	60,400	60,400			
SEND VALUE E					1031	4,100	4,100			
TIF CODE					Total 73,800					
USE PROGRA					PREVIOUS ASSESSMENTS (HISTORY)					
TG ENROLL Y					Year	Code	Assessed V	Year	Code	Assessed
TG PLAN YR					2023	1013	9,300	2021	1013	9,300
LD #1 TYPE						1013	60,400		1013	60,400
GIS ID 015001A						1031	4,100		1031	4,100
Assoc Pld#					Total	Total	73,800	Total	Total	73,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
Savage-Fuller Sylvia		1802	0035	U	V	0	1

EXEMPTIONS		Year	Code	Description	Amount	Number	Amount	Comm Int
Total					0.00			

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
Total		B	Tracing

NOTES	
Appraised Bldg. Value (Card) 13,400	
Appraised Xf (B) Value (Bldg) 0	
Appraised Ob (B) Value (Bldg) 0	
Appraised Land Value (Bldg) 60,400	
Special Land Value 0	
Total Appraised Parcel Value 73,800	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total						0.00				Exemption

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	1031	Manu Home NL			0 SF	0.00	1.000000		1.00		1.0000		0.00000	0	0
Parcel Total Land Area 3.44										AC					
Total Card Land Units										0.00	AC				
Total Land Value															0

**VISION**

CONSTRUCTION DETAIL		Element	Cd	Description	Element	Cd	Description
Style:	20	Mobile Home					
Model:	02	Mobile Home					
Grade:	01	Minimum					
Stories:	1						
Occupancy:	1						
Exterior Wall 1	26	Aluminum Siding					
Exterior Wall 2							
Roof Structure:	03	Gable/Hip					
Roof Cover	03	Asph/F Glis/Cmp					
Interior Wall 1	04	Plywood Panel					
Interior Wall 2							
Interior Fir 1	06	Inlaid Sht Gds					
Interior Fir 2	14	Carpet					
Heat Fuel	01	Coal/Wood/None					
Heat Type:	01	None					
AC Type:	02	None					
Total Bedrooms	0	2 Bedrooms					
Total Bthrms:	0						
Total Half Baths	0						
Total Xtra Fixtrs	4						
Total Rooms:	02	Average/Modern					
Bath Style:	02	Average/Modern					
Kitchen Style:							

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	530	530	530	38.54	20,424
Ttl Gross Liv / Lease Area		530	530	530		20,424

CONDO DATA		Parcel Id	Adjust Type	Code	Description	Ownr	Factor%

COST / MARKET VALUATION		Building Value	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment
		20,424	1963	1948	P		60			1	PD	20	20	4,100						



BAS

# Deeds for 80 Ledgewood



OPR BK 14804 PGS 76-77 07/12/2023 10:12:53  
INSTR # 2023012760 # OF PAGES 2  
ATTEST: MATTHEW BOUCHER  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

N-121  
(Rev. 07/01/19)  
Page 1 of 2

# STATE OF MAINE

(Seal of Court)

 SAGADAHOC COUNTY PROBATE COURT

DOCKET NO. 2023-123

Estate of Sylvia Claire Savage-Fuller  
Decedent

CERTIFICATE AND ABSTRACT<sup>1</sup>

To the Register of Deeds of Kennebec County.

An Estate has been opened in this Court for the above-named Decedent. The following facts apply to this Estate according to the probated Will or the Petition or Application upon which an appointment was made or both.

Date of Decedent's death: 1/31/2023

- 1. Did Decedent leave a Will?  YES  NO
- 2. If item one is YES, Will was probated:  FORMALLY  INFORMALLY
- 3. If item one is YES, date of most recent probate of this Will was: July 10, 2023
- 4. If item 2 is answered FORMALLY, was there a previous informal probate of the same Will?  YES  NO
- 5. If the Will was previously probated informally, was that informal probate certified to the Register of Deeds of the County to which this certificate is directed?  YES  NO
- 6. Has a Petition for Elective Share been filed? (If YES, attach copy)  YES  NO
- 7. Has a Personal Representative been appointed?  YES  NO
- 8. If item 7 is YES, date of appointment was: July 10, 2023
- 9. If item 7 is YES, appointment was  FORMAL  INFORMAL
- 10. If item 7 is YES, give name and address of Personal Representative.

Dennis J. Fuller  
51 Nequasset Road  
Woolwich, ME 04579

11. Insert here a true copy of so much of the Decedent's Will as devises real estate, if any. In addition, if a more complete description of the real estate involved appears on the petition or application upon which the appointment was made, add that description below the provisions of the Will. Label any such description: "DESCRIPTION OF REAL ESTATE FROM APPLICATION OR PETITION". Also, in every case where information is available, list each municipality and county in which the Decedent owned real estate.

**DESCRIPTION OF REAL ESTATE FROM APPLICATION:  
Gardiner, Kennebec County**

81



OPR BK 14946 PGS 285-287 12/22/2023 09:02:01  
INSTR # 2023025672 # OF PAGES 3  
ATTEST: MATTHEW BOUCHER  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE (TESTATE)**

**DENNIS J. FULLER** of Woolwich, County of Sagadahoc and State of Maine

Duly appointed and acting personal representative of the **Estate of Sylvia Claire Savage-Fuller (a/k/a Sylvia K. Savage and Sylvia K. Savage-Fuller)**, deceased, whose Will was duly admitted to probate in the Probate Court for Sagadahoc County, Maine, Docket No. 2023-123, by the power conferred by law, and every other power, in distribution of the estate

**GRANTS TO**

**DEBRA L. ESTES** of Lisbon, County of Androscoggin and State of Maine, whose mailing address is 3 Franklin Street, Lisbon, Maine 04250, and **KIMBERLY C. RAGER** of Wiscasset, County of Lincoln and State of Maine, whose mailing address is 24 Blagden Ridge Road, Wiscasset, Maine 04578, AS TENANTS IN COMMON, being the persons entitled to distribution, a certain lot or parcel of land, with the buildings thereon, situate in Gardiner, in the County of Kennebec, State of Maine, on the west side of Brunswick Road, and on the easterly side of Cobbosseecontee Stream, and bounded and described as follows:

**SEE EXHIBIT A**

Reference is made to a deed from Frank C. Leonard and Estelita F. Leonard to Sylvia K. Savage dated March 31, 1975 and recorded in the Kennebec County Registry of Deeds in Book 1802, Page 35.

WITNESS my hand and seal this 7<sup>th</sup> day of December, 2023.

**ESTATE OF  
SYLVIA CLAIRE SAVAGE-FULLER,  
DECEASED**

\_\_\_\_\_

By: *Dennis J. Fuller*  
**DENNIS J. FULLER,**  
Personal Representative

③ Jessica Avery Esq.

**EXHIBIT A**

**BEGINNING** at a point on the easterly shore line of Cobbosseecontee Stream, said point being one hundred fifty feet (150') southerly of land previously conveyed by Harold Williams to one George Morgan; said point marking the northwest corner of the lot herein to be conveyed; and said point also marking the southwest corner of land now or formerly owned by Harold Williams;

**THENCE** running in a southerly direction along said shoreline of said Cobbosseecontee Stream a distance of three hundred seventy-five feet (375'), more or less, to a wire fence, said fence being the line between the land now or formerly of Harold Williams and land formerly of one Hildreth and now or formerly of one Maschino;

**THENCE** making an angle and running in an easterly direction along said fence a distance of four hundred feet (400');

**THENCE** making an angle and running in a northerly direction a distance of three hundred seventy-five feet (375'), more or less, to the southerly boundary of land now or formerly of Harold Williams;

**THENCE** making an angle and running in a westerly direction along the southerly boundary of land now or formerly of Harold Williams a distance of four hundred feet (400').

Also reserving to the Grantees, their heirs and assigns, the right to use an existing right-of-way which leads from #201 and runs behind and adjacent to the lot herein conveyed, and the Grantees, their heirs and assigns, have the right to use said right-of-way for ingress and egress to said lot.

Also giving the Grantees, their heirs and assigns, the right to use a spring which is located on land now or formerly of Harold Williams which is northeast of the parcel herein conveyed, and the Grantees shall have the right to fix said spring and maintain said spring at their own expense, and shall have the right to use such water from said spring as may be available, and said Grantees shall further have the right to lay and maintain pipes across land now or formerly of said Harold Williams to said spring so that the right to use the water may be exercised.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Together with the 1963 Ritz Craft Mobile Home, Serial No. 30765132 located on the above described premises.

## MAINE SHORT FORM WARRANTY DEED

**10845**

We, WALTER E. REED and L. GERTRUDE REED, being husband and wife, of Litchfield, County of Kennebec, State of Maine, for consideration paid, grant to CLAUDE J. DUGUAY and DOROTHY A. DUGUAY as joint tenants, of Gardiner, County of Kennebec, State of Maine, with WARRANTY COVENANTS, a certain lot or parcel of land situated in said Gardiner, on the west side of the Brunswick Road, and on the easterly side of Cobbosseecontee Stream, with the buildings thereon, and bounded and described as follows:

Beginning at a point on the easterly shoreline of Cobbosseecontee Stream, said point being one hundred fifty feet (150') southerly of land previously conveyed by Harold Williams to one George Morgan; said point marking the northwest corner of the lot herein to be conveyed; and said point also marking the southwest corner of land now or formerly owned by Harold Williams; thence running in a southerly direction along said shoreline of said Cobbosseecontee Stream a distance of three hundred seventy-five feet (375'), more or less, to a wire fence, said fence being the line between the land now or formerly of Harold Williams and land formerly of one Hildreth and now of one Machino; thence making an angle and running in an easterly direction along said fence a distance of four hundred feet (400'); thence making an angle and running in a northerly direction a distance of three hundred seventy-five feet (375'), more or less, to the southerly boundary of land now or formerly of Harold Williams; thence making an angle and running in a westerly direction along the southerly boundary of land now or formerly of Harold Williams a distance of four hundred feet (400');

Meaning and intending to hereby convey all of the premises conveyed to these Grantors by Harold Williams by his deed dated March 5, 1965, recorded in the Kennebec County Registry of Deeds, Book 1377, Page 138.

Also reserving to the Grantees, their heirs and assigns, the right to use an existing right-of-way which leads from #201 and runs behind and adjacent to the lot herein conveyed, and the Grantees, their heirs and assigns, have the right to use said right-of-way for ingress and egress to said lot.

Also giving to the Grantees, their heirs and assigns, the right to use a spring which is located on land now or formerly of Harold Williams which is northeast of the parcel herein conveyed, and the Grantees shall have the right to fix said spring and maintain said spring at their own expense, and they shall have the right to use such water from said spring as may be available, and said Grantees shall further have the right to lay and maintain pipes across land of said Harold Williams to said spring so that the right to use the water may be exercised.

ALSO hereby conveying all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.



# Deeds for 90 Ledgewood



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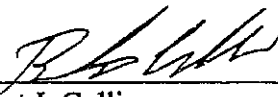
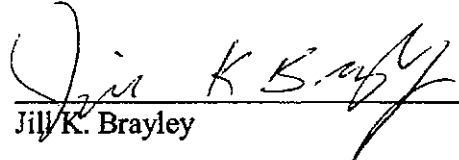
OPR BK 11700 PGS 215 - 216 06/02/2014 09:52:12 AM  
INSTR # 2014011062 # OF PAGES 2  
ATTEST: BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**  
**STATUTORY SHORT FORM**  
**TITLE 33, §775**

**ROBERT J. COLLINS and JILL K. BRAYLEY** of Chelsea, County of Kennebec and State of Maine, for consideration paid, grant to **CATHLEEN E. THIBEAULT** of Bowdoin, County of Sagadahoc and State of Maine, with **Warranty Covenants**, a certain lot or parcel of land, with the buildings thereon, situated in Gardiner, County of Kennebec, and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS our hands and seals on May 22, 2014.

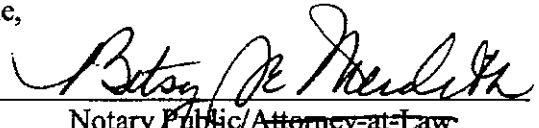
_____	 _____
	Robert J. Collins
_____	 _____
	Jill K. Brayley

STATE OF MAINE  
Cumberland, ss.

May 22, 2014

Personally appeared the above-named **Robert J. Collins and Jill K. Brayley** and acknowledged the above instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney-at-Law  
BETSY S.E. MEREDITH  
Notary Public, Maine  
My Commission Expires 01/09/2015  
(Print Name)

② Merymeeting midcoast

20



OPR BK 11700 PGS 213 - 214 06/02/2014 09:52:11 AM  
INSTR # 2014011061 # OF PAGES 2  
ATTEST: BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER  
TAX  
PAID**

**PERSONAL REPRESENTATIVE'S DEED**

**HEIDI W. KINSEY**, Co-Personal Representative, of Augusta, County of Kennebec and State of Maine, and **DIANE A. WILLIAMS**, Co Personal Representative, of Dresden, County of Lincoln and State if Maine duly appointed and acting Co-Personal Representatives of the **ESTATE OF PATRICIA A. WILLIAMS** deceased (intestate), as shown by the Probate records of the County of Kennebec, Maine, by the power conferred by the Probate Code, and by the Will of the said **PATRICIA A. WILLIAMS** and every other power, for consideration paid, grants to **CATHLEEN E. THIBEAULT** of Bowdoin, County of Sagadahoc and State of Maine, a certain lot or parcel of land situated in Gardiner, County of Kennebec and State of Maine bounded and described in Exhibit A attached hereto and made a part hereof.

By signing this deed the undersigned Co-Personal Representatives hereby certify that pursuant to Title 18-A, M.R.S.A. §3-711 all devisees have signed a Waiver of the Ten Day Notice.

Witness our hands and seals on May 22, 2014.

**ESTATE OF PATRICIA A. WILLIAMS**

Robert Collins RB

By: Heidi W Kinsey, Co PR  
Heidi W. Kinsey, Co-Personal Representative

PR to Both

By: Diane A Williams PR  
Diane A. Williams, Co-Personal Representative

STATE OF MAINE  
Cumberland, ss.

May 22, 2014

Then personally appeared the above-named Heidi W. Kinsey and Diane A. Williams, Co-Personal Representatives of the Estate of Patricia A. Williams, and acknowledged the foregoing to be their free act and deed in their said capacity.

Before me,

Betsy S E Meredith  
Notary Public / Attorney at Law

BETSY S E. MEREDITH  
Notary Public, Maine

My Commission Expires 01/09/2015  
Print Name

@Merrymating midcoast

# Know all Men by these Presents

That I, HAROLD WILLIAMS, of Gardiner, County of Kennebec, State of Maine,

03293

in consideration of One dollar and other valuable considerations,  
paid by GERALD A. WILLIAMS and PATRICIA A. WILLIAMS, of said Gardiner,

NO RECORD  
TAX  
NECESSARY

the receipt whereof I do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said Gerald A. Williams and Patricia A. Williams,

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, a certain lot or parcel of land situated in said Gardiner, bounded and described as follows:

Beginning at an iron pin placed or to be placed on the easterly shore of Cobbosseecontee Stream at the southwest corner of land now or formerly of John McDonald; thence easterly along the southerly line of said McDonald a distance of two hundred feet (200') more or less to the southeast corner of of said McDonald's lot; thence northerly along the easterly line of McDonald a distance of one hundred (100) feet more or less to land now or formerly of Harold Warren; thence easterly along the southerly line of said Warren, a distance of five hundred feet (500') more or less to an iron bound; thence southerly to an iron pin placed or to be placed on the northerly line of land now or formerly of George Maschino, which said iron pin is seven hundred (700) feet more or less from the easterly shore of said Stream as measured along Maschino's northerly line; thence westerly along Maschino's northerly line a distance of three hundred (300) feet, more or less, to land now or formerly of Walter Reed; thence northerly along said Reed's easterly line to the northeast corner of Reed's property; thence westerly along Reed's northerly line a distance of two hundred (200) feet, more or less, to the southeast corner of land of Richard Harriman; thence northerly along said Harriman's easterly line a distance of one hundred (100) feet, more or less to Harriman's northeast corner; thence westerly along Harriman's northerly line two hundred (200) feet, more or less, to the easterly shore of said Stream; thence northerly along the easterly shore of said Stream a distance of fifty (50) feet more or less to the point of beginning.

Together with the right to use in common with others the right of way from Brunswick Road to the above described premises.

Being a part of the premises described in deed of Albert McGough to grantor herein dated February 14, 1946, recorded in Kennebec County Registry of Deeds, Book 836, page 209.

000

WE, GERALD A. WILLIAMS and PATRICIA A. WILLIAMS, husband and wife,  
of Gardiner, Kennebec County, State of Maine,  
~~(XXXXXX)~~ for consideration paid,  
grant to WENDELL M. BEAN and LINDA A. BEAN,

NO TRANSFER  
TAX PAID

of Gardiner, Kennebec County, State of Maine,  
with warranty ~~conduits~~, as joint tenants, the land in said Gardiner, viz:  
~~XXXXXX~~

A certain lot or parcel of land with any buildings thereon situated in said Gardiner and bounded and described as follows: Beginning at an iron pin placed or to be placed at the intersection of the southerly side of a private road and the westerly side of land now or formerly owned by one Rocque; thence southerly along the westerly line of Rocque a distance of 313 feet, more or less, to land now or formerly of one Maschino; thence westerly along the northerly line of said Maschino a distance of 310 feet, more or less, to land now or formerly of Savage; thence northerly along the easterly line of said Savage and the continuation thereof a distance of 250 feet more or less to an iron pin placed or to be placed; thence easterly a distance of 260 feet, more or less, to an iron pin placed or to be placed; thence northerly a distance of 63 feet, more or less, to the southerly side of said private road; thence easterly along the southerly side of said road a distance of 50 feet, more or less, to the point of beginning.

Together with the right to use in common with others the right of way from Brunswick Road to the above described premises.

Being a part of the premises conveyed to grantors herein by deed of Harold Williams dated March 31, 1981, recorded in Kennebec County Registry of Deeds, Book 2369, page 182.

~~XXXXXX~~

Witness our hand and seal this 22nd day of May, 19 84.

\_\_\_\_\_  
Gerald A. Williams  
\_\_\_\_\_  
Patricia A. Williams  
\_\_\_\_\_  
Patricia A. Williams

The State of Maine Kennebec, ss. May 22, 19 84

Then personally appeared the above named Gerald A. Williams

RECEIVED and acknowledged the foregoing instrument to be his free act and deed,  
Before me, Eleanor L. Manley  
Eleanor L. Manley Justice of the Peace - Attorney at Law - Notary Public

1984 MAY 25 AM 11:35

1985 Warranty Deed - Joint Tenancy - Short Form  
RECORDED FROM ORIGINAL