

COPY

MUNICIPAL QUITCLAIM DEED WITHOUT COVENANT

THE TOWN OF FALMOUTH, a Maine municipal corporation whose mailing address is 271 Falmouth Road, Falmouth, Maine 04105 (the "Grantor"), for consideration paid, releases to the FALMOUTH HISTORICAL SOCIETY, a Maine non-profit corporation whose mailing address is P.M.B. 367, 202 US Route 1, Falmouth, ME 04105 (the "Grantee"), the following described real estate:

A certain lot or parcel of land situated on the easterly side of Woods Road in the Town of Falmouth, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron pipe on the northeasterly sideline of Woods Road at the southwesterly corner of land conveyed to Ina V. Howard and Herman E. Howard by Herbert L. Berry by deed dated October 17, 1949 and recorded in the Cumberland County Registry of Deeds in Book 1977, Page 202, said point being distant 181.90 feet as measured on a bearing of S 37° 28' 15" E along said sideline of Woods Road from a county monument marking an angle point in said road;

Thence from said point of beginning N 51° 54' 15" E along said land now or formerly of Ina and Herman Howard 420.00 feet to a point;

Thence S 37° 28' 15" E across land of the Grantor herein, 500.00 feet to a point;

Thence S 51° 54' 15" W across land of the Grantor herein 420.00 feet to a point on the northeasterly sideline of Woods Road;

Thence N 37° 28' 15" W along said sideline of Woods Road 500.00 feet to the point of beginning, containing 4.82 acres, more or less.

Bearings are magnetic based upon the year 1969.

Reference is made to a plan entitled, "Plan of Land in Falmouth, Maine for Town of Falmouth Sept. 24, 1974 By Owen Haskell, Inc."

Being a portion of the premises conveyed to the Town of Falmouth by the heirs of Harry G. Brink by deed dated March 6, 1969 and recorded in the Cumberland County Registry of Deeds in Book 3077, Page 346.

TO HAVE AND TO HOLD SO LONG AS said property and all buildings and improvements thereon are used for non-profit educational purposes. If said use for non-profit educational purposes ceases, then the property described above shall automatically revert to the Grantor, its successors and assigns, and all buildings and improvements thereon shall, at the election of the Grantor, become the property of the Grantor or shall be removed from the property at the expense of the Grantee.

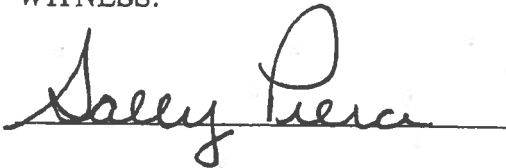
By acceptance of this deed, Grantee acknowledges that (a) since this conveyance is being made by Grantor to Grantee in support of Grantee's public and charitable purposes of providing a greater understanding and appreciation of the history of Falmouth, Maine, and (b) since the reversionary interest is held by Grantor, which is a public entity, the provisions of 33 M.R.S.A. § 103 are not applicable to this conveyance.

The Grantee further acknowledges that the Grantor has conveyed the property to the Grantee for \$1.00. By its acceptance of this deed, the Grantee further agrees that in the event of a proposed transfer of the property to a third party, the Grantee will first offer to reconvey the property to the Grantor for \$1.00. Notice of said offer to reconvey shall be given to the Grantor by certified mail, return receipt requested, or by hand delivery obtaining a receipt of delivery thereof, to the Grantor, attention Town Manager, at the address set forth above, or such subsequent address as may be given to the Grantee by the Grantor. The Grantor shall have forty-five (45) days from the date of receipt of such notice to accept such offer to reconvey, in which case the Grantee shall deliver a deed of the property to the Grantor in form and substance reasonably acceptable to the Grantor. In the event that the Grantor chooses not to accept such offer to reconvey the property, the Grantee may complete said transfer to such third party provided that such third party shall take title to the property subject to all terms and conditions set forth herein including, but not limited to, the provisions of this paragraph. In the event that Grantor accepts the Grantee's offer to reconvey the property to the Grantor, all buildings and improvements thereon shall, at the election of the Grantor, become the property of the Grantor or shall be removed from the lot at the expense of the Grantee.

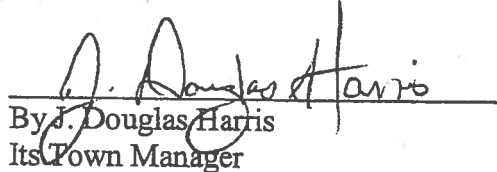
Nothing contained herein shall be construed as waiving the requirement that the Grantee comply with all requirements of the Falmouth Zoning and Site Plan Review ordinance and such other ordinances of the Town of Falmouth which may pertain to the development and use of the property.

IN WITNESS WHEREOF, the TOWN OF FALMOUTH has caused this instrument to be executed and delivered by J. Douglas Harris, its Town Manager, thereunto duly authorized, as of December 13, 2004.

WITNESS:



TOWN OF FALMOUTH

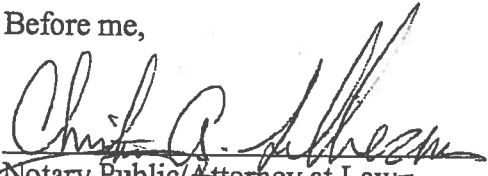

By J. Douglas Harris
Its Town Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 13, 2004

Then personally appeared the above-named J. Douglas Harris, in his capacity as Town Manager of the Town of Falmouth, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Town of Falmouth.

Before me,


Chris A. Silberman
Notary Public/Attorney at Law

Christina A. Silberman
Print name

**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER
TAX DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641 - 4641N



PLEASE TYPE OR USE A BALL POINT PEN. FILE BOTH COPIES WITH THE COUNTY REGISTRY OF DEEDS. DO NOT USE STAPLES OR TAPE AND DO NOT DETACH!

▶ 1. MUNICIPALITY OR TOWNSHIP Falmouth	▶ COUNTY Cumberland
---	------------------------

▶ BOOK/PAGE
(REGISTRY USE ONLY)

GRANTEE (BUYER)	
▶ 2. IDENTITY: NAME(S) - LAST, FIRST, MIDDLE OR CORPORATE NAME(S) Falmouth Historical Society	▶ ENTER SSN OR FED ID HERE 01-6023075

3. NUMBER AND STREET PMB 367, 202 U.S. Route 1	CITY OR TOWN Falmouth	STATE AND ZIP CODE ME 04105
---	--------------------------	--------------------------------

GRANTOR (SELLER)	
▶ 4. IDENTITY: NAME(S) - LAST, FIRST, INITIAL OR CORPORATE NAME(S) Town of Falmouth	▶ ENTER SSN OR FED ID HERE 01 600 0161

5. NUMBER AND STREET 271 Falmouth Road	CITY OR TOWN Falmouth	STATE AND ZIP CODE ME 04105
---	--------------------------	--------------------------------

PROPERTY	▶ 6. TAX MAP & LOT NUMBER or physical description Portion of Lot R03-39	<p>WARNING TO BUYER! If the property is classified as Farmland, Open Space or Tree Growth, a substantial financial penalty could be triggered by Development, subdivision, partition or change in use.</p> <input type="checkbox"/> Classified <input type="checkbox"/> Not Classified
	▶ 7. DATE OF TRANSFER MO: 12 DAY: 13 YEAR: 04	

CONSIDERATION	8. Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller. See reverse for instructions.
	FAIR MARKET VALUE \$ 0 .00 ▶ CONSIDERATION \$ 0 .00 (ACTUAL PRICE PAID OR REQUIRED TO BE PAID)

EXEMPTION	9. If one or more parties are exempt from the real estate transfer tax, please explain the basis for exemption pursuant to Title 36, M.R.S.A., Section 4641-C. Complete only if the transfer is claimed to be fully or partially exempt.
	<input checked="" type="checkbox"/> GRANTEE Reason: 4641(C)(17), citing Title 33, Section 476(2)(B) <input checked="" type="checkbox"/> GRANTOR Reason: 4641(C)(1), exempt as governmental entity

SPECIAL CIRCUMSTANCES	10. Were there any special circumstances in the transfer which suggests that the price of the property was either more or less than its fair market value? (IF YES, PLEASE EXPLAIN)
	▶ NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> Please see explanation for exemption

INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.	<input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because:
		<input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> Consideration for the property is less than \$50,000 <input type="checkbox"/> Foreclosure sale: exempt per 36 MRSA §5250-A, sub 3-A

OATH	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.			
	GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
	<i>Maureen H. Devine</i>	12/13/04	<i>John A. Jarvis</i>	12/13/04

PREPARER	13. Name, address and phone number of person or firm preparing this form.
	Drummond Woodsum & MacMahon 245 Commercial Street, P.O. Box 9781 Portland, ME 04104 (207) 772-1941



NewEnglandMoves.com

Search over 101,400 listings in Massachusetts, New Hampshire, Maine and Rhode Island

Property Search

Agents & Offices

Buying Your Home

Care

Welcome, Guest

[Sign In](#)

Save Searches, Listings, and get Email Alerts

[My Properties](#)

[My](#)

[Home](#) > [Maine](#) > [Cumberland County](#) > [Falmouth](#) > 48 Woods Rd

Property Detail

[Property Details](#)

[Maps & Directions](#)

[Community Info](#)

[Nearby Schools](#)

48 Woods Rd Falmouth, ME 04105

Basic Information

Price:	\$725,000	Get Pre-
Type:	Single Family	
Bedrooms:	5	
Bathrooms:	4 Full, 1 Partial	
Lot Size:	2.12 Acres	
Living Area:	4,400 Sq.Ft.	
MLS ID:	1205692	

[Request More Informati](#)

[Schedule a Showing](#)

Or call us at (866) 339-6533

[Virtual Tour](#)

< Prev 1 of 35 [Next](#) >



1-10

11-20

21-30

31-35

Carol A. Kauffman

Full Name: Mark Stevanovic
Last Name: Stevanovic
First Name: Mark
Job Title: Finance Chairman
Company: FHS director

Business Address: 48 Woods Road
Falmouth, Me 04105

Mobile: (207) 671-3514

E-mail: Mstevanovic@rwbaird.com
E-mail Display As: Mark Stevanovic
(Mstevanovic@rwbaird.com)

Cell 207-671-3514

Mstevanovic@rwbaird.com