

# MAINE STATE LEGISLATURE

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# 121st MAINE LEGISLATURE

## FIRST REGULAR SESSION-2003

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Legislative Document

No. 1076

H.P. 794

House of Representatives, March 4, 2003

**Resolve, Authorizing the Commissioner of Administrative and  
Financial Services To Convey Land to Baron and Janet Wormser**

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Reference to the Committee on State and Local Government suggested and ordered printed.

*Millicent M. MacFarland*  
MILLICENT M. MacFARLAND  
Clerk

Presented by Representative COWGER of Hallowell.  
Cosponsored by Senator: TREAT of Kennebec.

2           **Sec. 1. Sale of land. Resolved:** That the State, by and through  
the Commissioner of Administrative and Financial Services, is  
4 authorized to convey by sale the interest of the State in real  
estate as indicated in section 3 of this resolve to Baron C.  
6 Wormser and Janet G. Wormser; and be it further

8           **Sec. 2. Property to be sold as is. Resolved:** That the Commissioner  
of Administrative and Financial Services may negotiate and  
10 execute the purchase and sales agreement upon terms the  
commissioner considers appropriate; however, the state property  
12 must be sold as is, without any presentations or warranties.  
Title must be transferred by quitclaim deed without covenant and  
14 executed by the commissioner; and be it further

16           **Sec. 3. Property description. Resolved:** That the land subject  
to transfer is described as follows:

18           A certain lot or parcel of land situate northerly of  
Pleasant Street Place, so called, in the City of Hallowell,  
20 Kennebec County, State of Maine, and being bounded and described  
as follows:

22           Beginning at a 3/4-inch iron rod set capped "Thayer  
24 Engineering Company" at the westerly corner of land of Baron C.  
Wormser and Janet G. Wormser, reference deed recorded in Kennebec  
26 County Registry of Deeds in Book 5568, Page 327, formerly of  
Viti, reference deed recorded in said Registry of Deeds in Book  
28 3242, Page 350, as shown on a plan entitled "Plan of Standard  
Boundary Survey of a Portion of Property of State of Maine,  
30 Winthrop Street & Pleasant Street, Hallowell, Maine," dated March  
1988 by Thayer Engineering Company, Inc., Farmingdale, Maine;

32           Thence N 31° 00' 14" E along the northwesterly line of said  
34 land of Wormser a distance of 172.13 feet to a 3/4-inch iron rod  
set capped "Thayer Engineering Company" and the northerly corner  
36 of said land of Wormser;

38           Thence S 56° 55' 55" E along the northeasterly line of said  
land of Wormser a distance of 68.00 feet to a 3/4-inch iron rod  
40 set capped "Thayer Engineering Company" and the easterly corner  
of said land of Wormser and a northerly corner of land now or  
42 formerly of Slack, reference deeds recorded in said Registry of  
Deeds in Book 2016, Page 84, Book 1246, Page 336 and Book 283,  
44 Page 449;

46           Thence continuing S 56° 55' 55" E along a northeasterly line  
of said land of Slack a distance of 6.80 feet to a 3/4-inch iron  
48 rod set capped "Thayer Engineering Company";

2 Thence N 31° 00' 00" E along a northwesterly line of said  
land of Slack a distance of 20.00 feet to a 3/4-inch iron rod set  
4 capped "Thayer Engineering Company" and a northerly corner of  
said land of Slack;

6 Thence N 56° 55' 55" W along a southwesterly line of land  
being retained by State of Maine, reference deed recorded in said  
8 Registry of Deeds in Book 288, Page 308, a distance of 88.80 feet;

10 Thence S 31° 00' 14" W along a southeasterly line of said  
land being retained by State of Maine a distance of 192.19 feet;

12 Thence S 57° 09' 43" E along a northeasterly line of said  
14 land being retained by State of Maine a distance of 14.00 feet to  
the point of beginning, containing 4,184 square feet, more or  
16 less.

18 Bearings are based upon a 1985 magnetic north observation.

20 Being a portion of premises described in a deed of Almira C.  
Dummer to the Maine Industrial School for Girls, dated March 25,  
22 1874, recorded in Kennebec County Registry of Deeds in Book 288,  
Page 308.

24 The above description is based on said plan entitled "Plan  
26 of Standard Boundary Survey of a Portion of Property of State of  
Maine, Winthrop Street & Pleasant Street, Hallowell, Maine,"  
28 dated March 1988 by Thayer Engineering Company, Inc.,  
Farmingdale, Maine, and is without the benefit of a current  
30 Boundary Survey; and be it further

32 **Sec. 4. Exemptions. Resolved:** That any conveyance pursuant to  
this resolve is exempt from any statutory or regulatory  
34 requirement that the property first be offered to the Maine State  
Housing Authority or another state or local agency; and be it  
36 further

38 **Sec. 5. Appraisal. Resolved:** That the Commissioner of  
Administrative and Financial Services shall have the current  
40 market value of the property described in section 3 of this  
resolve determined by an independent appraiser and may use the  
42 appraised value and offer the land for sale to the parties listed  
in section 1 of this resolve.

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## SUMMARY

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This resolve authorizes the Commissioner of Administrative  
and Financial Services to sell the State's interest in a parcel

2 of land located in Hallowell to Baron C. Wormser and Janet G. Wormser.