

Heidi Inman
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Historic Review

Prepared for

Lloyd's Land



**134 Solitude Acres Road
Oxford, ME 04270**



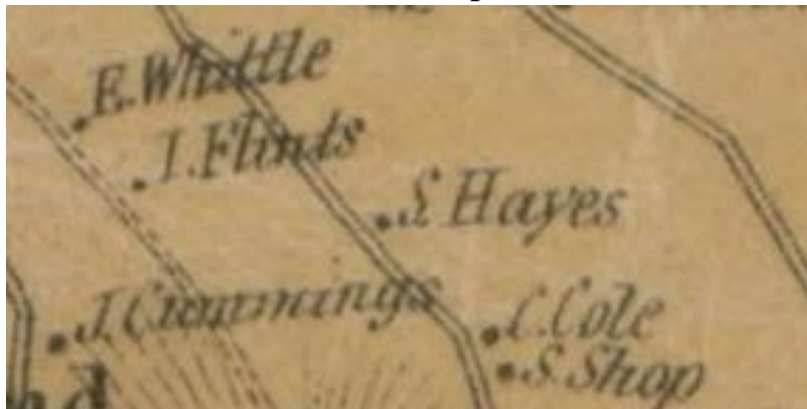
Greenwood, Maine
Farmhouse with 40 acres

We believe the first owner to be John Garland and his wife Hannah Hayes. They were early settlers of Greenwood, Maine and were listed on the 1830 census for Greenwood. We believe he was at this property around 1829 as shown on his deed the date listed was 1829 and they would not get the actual deed until they had paid off the property in this case it was 1834. All we can do is guess the time frame it is plausible for it to have been built in the mid 1830 to later 1830's.

What is interesting to note is that the little cemetery on the hill was named the Garland cemetery also on the last deed from Peter Tommila it was referred to as the Garland Farm as well as the Hayes Farm. Hannah Hayes was also related to all the other Hayes who had owned this farm being a G G G Great Aunt to Roland Hayes.

The second owner of the farm was Sidney Hayes and his wife Delphina Cole they are listed on the 1858 map as well as the 1880 map. He was Roland's Grandfather.

1858 map



1880 map



Interesting story about Sidney Hayes which happened in November of 1878.

OLD MAJOR AND THE BULLS

By MRS. COLBY RING, Bryant Pond

Old Major was a Shepherd dog, feared by many but trusted by all. Children who were afraid to come to his yard would ask to take him with them if they were going through a lonely wood road, knowing he would protect them. He lived many years ago with his master, Sidney Hayes, in Greenwood, Maine.

On the farm were kept a pair of bulls who sometimes fought between themselves when loose in the field near the house. One day Mr. Hayes, hearing them fighting, went over to separate them, but this time, resenting any interference, one savagely turned on his owner and threw him some distance into a small deep hollow where the animal was unable to get at him.

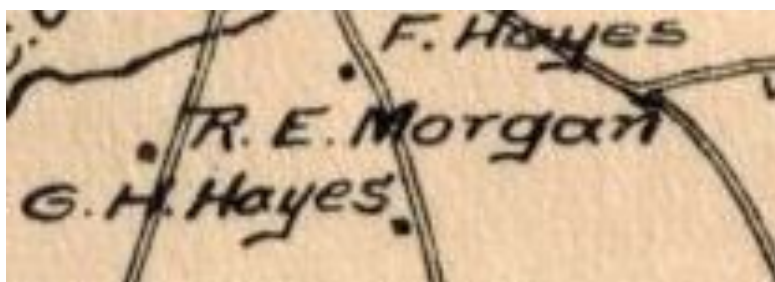
Hearing the outcry the hired man rushed to the rescue with a pitchfork. One bull had given up and gone away. The other, infuriated, paid no attention to the pitchfork, but madly strove to reach Mr. Hayes.

Then came old Major. Leaping at the bull he savagely fastened his teeth in him. Not once, but again and again, he jumped, madly tearing flesh from head, sides, and flanks, until, weak and bleeding, the bull gave up and staggered off. Old Major followed, driving him to the farther part of the field, where all day he stood guard, not once allowing the bull to go nearer the buildings.

Major had saved the life of Mr. Hayes, who, although bruised, was not seriously injured. Needless to say, old Major lived as a valued member of the family many years until he died of old age.

Next we have George H. Hayes and his wife Anna Rowe they are listed on the 1911 map.

1911 map



Article dated June 12, 1906 telling about building the big barn.

Fred Cole has finished O. G. Whitman's stable and is now at work on a barn for George Hayes, the building to be 40x60 feet. After finishing that job he is to do some carpenter work for Oscar Peabody on his house.

Another story about George Hayes dated November 11, 1893.

The other day while George Hayes was carrying a bunch of shingles, he stepped on a rolling stone, throwing him to the ground and breaking both bones of his leg just above the ankle.

The meetings at the City still continue with unabated interest, nearly forty, according to report, having started in the Christian life.

Next it was owned by Roland Hayes and his wife Doris Cole.

Then was sold to Peter Tommila in September of 1987. Peter's uncle with President John F. Kennedy June 8, 1961. President John F. Kennedy visits with retiring White House Staff member, Chief Hospital Corpsman Wilho I. Tommila (right). Oval Office, White House, Washington, D.C.



Owners

- 1 - John Garland**
- 2 - Sidney Hayes**
- 3 - George H. Hayes**
- 4 - Roland Hayes**
- 5 - Peter Tommila**

John Garland

Family Record Sheet

	Husband	Born	Where	Died	Where
	John Garland	12/24/1776	Northwood,NH	??/1838	GreenwoodME
	Wife	Born	Where	Died	Where
	Hannah Hayes	1/16/1777	Barrington,NH	??/1849	ME
	Children	Born	Where	Died	Where
1	Olive Garland	11/16/1798	Barrington,NH	10/14/1869	GreenwoodME
2	Daniel Garland	2/12/1801	Poland,ME	??	??
3	William Garland	2/2/1803	Poland,ME	??/1836	??
4	Richard Garland	8/25/1805	Poland,ME	1/12/1886	Onalaska.WI
5	Maria Garland	6/13/1808	Poland,ME	3/8/1897	GreenwoodME
6	Samuel Garland	3/15/1811	Poland,ME	??	??
7	John Garland	6/14/1817	Poland,ME	7/28/1880	??
8	Eliza Garland	2/??/1821	Poland,ME	??/1884	??
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Notes:

John Garland and Hannah Hayes were married 12/11/1794 in NH.

Sidney Hayes**Family Record Sheet**

	Husband	Born	Where	Died	Where
	Sidney Hayes	8/1/1820	Poland,ME	1/22/1893	GreenwoodME
	Wife	Born	Where	Died	Where
	Delphina A. Cole	6/20/1828	GreenwoodME	1/18/1895	GreenwoodME
	Children	Born	Where	Died	Where
1	Alma Hayes	abt. 1850	GreenwoodME	??	??
2	Alice A. Hayes	10/28/1854	GreenwoodME	7/30/1937	??
3	George H. Hayes	1/22/1858	GreenwoodME	1/18/1920	GreenwoodME
4	Hattie Hayes	??/1860	GreenwoodME	??/1860	GreenwoodME
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Notes:

Sidney Hayes and Delphina Cole were married 6/2/1848 in Greenwood, Maine.

George H. Hayes

Family Record Sheet

	Husband	Born	Where	Died	Where
	George H. Hayes	1/22/1858	GreenwoodME	1/18/1920	GreenwoodME
	Wife	Born	Where	Died	Where
	Anna J. Rowe	9/16/1860	NewGloucesterME	??/1949	??/ME
	Children	Born	Where	Died	Where
1	Frank H. Hayes	10/26/1882	??/ME	6/13/1968	WoodstockME
2	Alma E. Hayes	4/23/1888	GreenwoodME	5/1974	ME
3	Eva D. Hayes	9/27/1897	GreenwoodME	9/19/1992	ME
4	Roland S. Hayes	9/20/1899	GreenwoodME	10/24/1980	ME
5	George E. Hayes	9/17/1901	GreenwoodME	2/20/1978	ME
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Notes:

George Hayes and Anna Rowe were married 1/1/1881 in Poland, Maine.

Roland S. Hayes**Family Record Sheet**

	Husband	Born	Where	Died	Where
	Roland S. Hayes	9/20/1899	GreenwoodME	10/24/1980	GreenwoodME
	Wife	Born	Where	Died	Where
	Doris M. Cole	12/10/1906	GreenwoodME	5/18/2000	Windham,ME
	Children	Born	Where	Died	Where
1	Erwin R. Hayes	9/30/1928	GreenwoodME	9/19/1915	Dover,NH
2	Ardell Hayes	about 1831	GreenwoodME	still living	ME
3	Glenn O. Hayes	10/23/1934	Greenwood,ME	5/27/2018	Auburn,ME
4	Duane C. Hayes	9/30/1939	Woodstock,ME	11/8/2012	South Paris,ME
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Notes:

Roland Hayes and Doris Cole were married 10/16/1926 in Maine.

Know all Men by these Presents, That the

121.

Trustees of Phillips Academy in the Commonwealth of Massachusetts

in consideration of the sum of one hundred Dollars paid by John Gardard of Greenwood in the County of Oxford and State of Maine Yeomen

the receipt whereof We do hereby acknowledge, do hereby give, grant, ~~bargain~~, sell and convey unto the said John Gardard

~~heirs and assigns forever~~ The following fifty acres of land situated in that part of Greenwood which was formerly called the Phillips Academy half township to wit, the most easterly end of lot numbered nine in the fifth range as listed by Ulrich Hott for the said Trustees, to take the whole width of said lot a to run so far Westerly from the East line of said lot that a line parallel with the East line of said lot as well make fifty acres & no more. Excepting any demand which may be on said land for improvements, possessions, betterments or taxes. And also excepting any debt or debts which may be on said land.

TO HAVE AND TO HOLD the aforegranted ~~and bargained~~ premises, ~~with all the privileges and appurtenances thereof~~, to the said John Gardard — his — — heirs and assigns, to his — — their use and behoof forever.

And We — do covenant with the said John Gardard — his — — heirs and assigns, that We are lawfully seized in fee of the ~~premises~~ ^{premises}; that they are free of all incumbrances; that We — have good right to sell and convey the same to the said John Gardard ~~excepting as above excepted~~ — — ~~to hold as aforesaid~~; and that We — will warrant and defend the same ^{premises} to the said John Gardard — his — — heirs and assigns forever, against the lawful claims and demands of all persons. ~~excepting as above excepted~~ — —

In witness whereof We the said Trustees by our Attorney Ulrich Hott of Norway in the County of Oxford & State of Maine Esq; — —

have hereunto set our hands and seals this twentieth day of April in the year of our Lord one thousand eight hundred and twenty nine

Signed, Sealed and Delivered in presence of

Salby H. Hott
Abner W. Hott

The Trustees of Phillips Academy Seal
by their Attorney
Ulrich Hott

Oxford ss. April 10th 1829 — ~~Personally appeared~~
then the above named Ulrich Hott

and acknowledged the above instrument to be his free act and deed. — Before me,
Jonathan Swift — JUSTICE OF THE PEACE

Oxford, ss. — Received April 10th 1829 — — and recorded from the original.
BY Samson Nelson — Register.

Know all Men by these Presents, That I

429.

E. C. Shaw of Woodstock in the County of Oxford and State of Maine Esq.

in consideration of the sum of three hundred and eighty six dollars paid by John Garland Jr. of Greenwood in the County of Oxford and State of Maine Yeoman

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said John Garland Jr. his

heirs and assigns forever a certain piece or parcel of land situated in that part of the town of Greenwood which was granted to Samuel Phillips it being a part of lot Numbered eight in the sixth range beginning on the South line of said lot twenty two rods and one third of a rod from the Southwest corner of said lot thence running an easterly course on the line of said lot to the Southeast corner of said lot thence North by far enough to contain fifty Acres thence a Westerly course on a line parallel with the South line to within twenty two rods and one third of a rod of the West line of said lot thence running a southerly course parallel with the West line to the first mentioned bounds it being the same lot Francis Shaw deeded to me June 17th in the year of our Lord one thousand eight hundred and thirty three.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said John Garland Jr. his heirs and assigns, to his heirs their use and behoof forever.

And I do covenant with the said John Garland Jr. his 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 John Garland Jr. to hold as aforesaid; and that I will warrant and defend the same to the said John Garland Jr. his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof I the said E. C. Shaw

have hereunto set my hand and seal this twelfth day of June in the year of our Lord one thousand eight hundred and thirty four

Signed, Sealed and Delivered in presence of

John M. Briggs

E. C. Shaw



Oxford ss. June 12th A. D. 1834. Personally appeared

and acknowledged the above instrument to be his free act and deed.—Before me,

John M. Briggs JUSTICE OF THE PEACE

Oxford, ss.—Received July 5th 1834 and recorded from the original.

BY Hanson Nelson Register.

Receipt # 224880

ERECORD

Bk 5748 PG 835

04/14/2023 11:33:10 AM

Pages 3

DEED

Instr # 4009

Cherri L Crockett Register of Deeds

OXFORD COUNTY

Warranty Deed

DLN: _____

That: **Peter J. Tommila** of 80 Camelot Drive, Worcester, Commonwealth of Massachusetts 01602,

For Consideration Paid Grants Unto:

T. R. Dillon Logging, Inc., a Maine corporation having a mailing address of P. O. Box 296, Anson, County of Somerset and State of Maine 04911,

With Warranty Covenants, the land in Greenwood, County of Oxford and State of Maine, described as follows:

PARCEL ONE:

A certain lot or parcel of land in the Town of Greenwood, County of Oxford and State of Maine, known as the Mountain Lot, and bounded and described as follows:

Commencing at the southwest corner at a stake and stones on the line of land now or formerly of Sarah D. Martin and Cyrus M. Buck, and running in an easterly course to a stake and stones on line between Charles W. Judkins and said Cyrus M. Buck;

THENCE in a northerly direction along line of said Buck and Judkins to the Garland Farm, so-called, in 1898 occupied by S. H. Hayes;

THENCE westerly to land now or formerly of Sarah D. Martin;

THENCE southerly to the southwest corner of first mentioned bound, containing sixty acres, more or less.

For a more particular description, reference may be had to the deed and records of Cyrus M. Buck to Charles B. Cummings and others, recorded in the Oxford County Registry of Deeds in Book 218, Page 464.

MAINE REAL ESTATE
TRANSFER TAX PAID

Warranty Deed
Peter J. Tommila to T. R. Dillon Logging, Inc.

Subject to any outstanding conveyances of record.

Also included in this conveyance is a right of way by Quit Claim Deed from Fred Curtis to Constance Hakala dated September 27, 1979 and bounded and described as follows:

A right of way, two rods in width, over and across property of Fred Curtis situated in Greenwood, County of Oxford and State of Maine, said right of way running from the Hayes Hill Road so-called, along and adjacent to the westerly boundary of land of Fred Curtis until it reaches the boundary of land of Fred Curtis, said right of way then running to the Old County Road, so-called, which leads to premises of Constance Hakala, now or formerly.

The road which has been constructed upon said right of way, and which is currently in existence, shall be maintained by Rodney A. Frazer, and Fred Curtis, his heirs and assigns, shall have use of the same. Said right of way being no more than two rods wide at the westerly corner of land of Fred Curtis as the right of way turns from the westerly boundary of land of Fred Curtis.

Being the same premises as described in a Warranty Deed from Rodney A. Frazer to Peter J. Tommila dated April 8th, 2001 and recorded in the Oxford County Registry of Deeds in Book 3098, Page 138.

PARCEL TWO:

A certain lot or parcel of land situated in the Town of Greenwood, County of Oxford and State of Maine, with the buildings thereon, bounded and described as follows:

The George H. Hayes' Homestead, so-called, bounded northerly by land of F. H. Hayes and Wilber Yates; East by land of Kyllonen; South by land formerly of Roistonen and land of S. B. Buck; West by H. L. Lowe and being parts of Lots 9, Range 6, 8 Range 6, 9 Range 5.

Also excepting and reserving a conveyance to Erwin R. Hayes by Warranty Deed of Ardell L. Hayes, Duane C. Hayes and Glenn O. Hayes dated August 25, 1987 and recorded at Book 1503, Page 149, bounded and described as follows:

A certain lot or parcel of land situated in Greenwood, County of Oxford and State of Maine, bounded and described as follows, to wit:

Commencing at a stone wall on the northerly line of land of the Hayes Farm, so-called, 40 feet, more or less, westerly of a cemetery where two stone walls meet; THENCE southerly along a stone wall to its end 400 feet, more or less, to an iron

Warranty Deed
Peter J. Tommila to T. R. Dillon Logging, Inc.

stake in the center of the wall; THENCE at right angles in an easterly direction 500 feet to a point; THENCE in a northerly direction 400 feet to an iron stake in the stone wall which marks the northerly boundary of said Hayes Farm; THENCE in a westerly direction along said stone wall and northerly line of said cemetery 500 feet to the point of beginning.

Excepting and reserving from the above described property a right of way across the southeasterly portion of said premises as it now exists.

Together with a right of way to the above described property as it now exists from the Hayes Hill Road, so-called.

Being the same premises as described in a Warranty Joint Tenancy Deed from Glenn O. Hayes, Erwin R. Hayes, Ardell L. Hayes and Duane C. Hayes to Peter Tommila and Luana Tommila dated August 25th, 1987 recorded Oxford County Registry of Deeds Book 1503, Page 147. Reference is also made to a Release Deed from Luana Tommila to Peter Tommila dated March 13th, 2009 and recorded in the Oxford County Registry of Deeds in Book 4489, Page 43.

Prior owner Roland S. Hayes died October 24th, 1980 and prior owner Doris C. Hayes died May 18th, 2000, terminating the life estates they reserved in Oxford County Registry of Deeds Book 1092, Page 90.

Dated this 12 day of April, 2023

[Signature]
Witness

[Signature]
Peter J. Tommila

State/Commonwealth of MA
County of COCKERILL


April 12, 2023

Then personally appeared the above named Peter Tommila and acknowledged the foregoing instrument to be his free act and deed.

Before me [Signature]
Notary Public

Type or print name: MAYANK GUPTA

My commission expires: 6-23-28

 **MAYANK GUPTA**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 23, 2028

Page 3 of 3 Pages

tommila, peter j to tr dillon logging inc-
hayes hill rd-greenwood-word-apr.2023