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MAINE REAL ESTATE TAX-Paid

1002140177150

WARRANTY DEED

Morita & Sons, Inc., a Hawaii Corporation of Honolulu, Honolulu County, Hawaii, for consideration paid, grants to **Peak Premises, LLC,** a New Hampshire Limited Liability Company of Derry, Rockingham County, New Hampshire (whose mailing address is 97 Island Pond Road, Derry, NH 03038) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Moose Pond I, LLC to the grantor herein, dated December 11, 2013, recorded in Cumberland Registry of Deeds, Book 31232, Page 232.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 17TH day of DECEMBER, 2021.

WITNESS:

Morita & Sons, Inc.
By: Ruriko Tremblay
Its: President

STATE OF HAWAII
City & County of Honolulu, ss

DECEMBER 17, 2021

Then personally appeared the above-named Ruriko Tremblay in his/her said capacity and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of said Corporation.

Before me,

Notary Public/Attorney-at-Law
Commission Expiration:

ADA OKIMOTO NOTARY 11-335 PUBLIC STATE OF HAWAII

File No.: 2021-9316

Doc. Date: DEC 17 2021 # Pages: 4
Notary Name: Ada Okimoto First Circuit
Doc. Description: WARRANTY DEED

DEC 17 2021
Notary Signature Date
NOTARY CERTIFICATION

ADA OKIMOTO NOTARY 11-335 PUBLIC STATE OF HAWAII

Authentisign ID: 41E17F79-95CF-F011-8195-000D3A1E5303

DOC :89814 BK:39018 PG:292
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
12/21/2021, 02:42:18P
Register of Deeds Jessica M. Spaulding E-RECORDED

Authentisign
LC

File No: 2021-9316

"Exhibit A"

Real estate and improvements depicted as Unit 14 located in Bridgton, in the County of Cumberland, and State of Maine, (as depicted on the Revised Plat hereinafter referenced) of Trailside at Shawnee Peak Condominium and any improvements thereon; said Condominium being established by Declaration of said Condominium dated July 20, 2000, and recorded in Cumberland County Registry of Deeds in Book 15607, Page 173 and as affected by First Amendment to Declaration of Trailside at Shawnee Peak Condominium dated December 11, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15896, Page 324; and Second Amendment to Declaration of Trailside at Shawnee Peak Condominium dated May 3, 2001 and duly recorded in the Cumberland County Registry of Deeds; and Third Amendment to Declaration of Trailside at Shawnee Peak Condominium dated August 1, 2001 and duly recorded in the Cumberland County Registry of Deeds in Book 16590, Page 208; and by the Plat recorded with said Registry in Plan Book 200, Page 297 and the Revised Plat recorded with said Registry in Plan Book 200, Page 510 (said Declaration, Plat, and Revised Plat hereinafter collectively referred to as the "Declaration").

Said Units are conveyed together with:

1. An undivided allocated appurtenant interest in the Common Elements and facilities of the Condominium as set forth in the Declaration.

2. An exclusive right to use the Limited Common Elements appurtenant to the Unit as specified in the Declaration or as shown on the Plat, if any.

3. All rights and easements as described in the Declaration.

Said Units are conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained or referred to in the Declaration or otherwise appearing of record, including, without limitation, any special declarant rights or development rights as set forth in the Declaration.

2. The Maine Condominium Act and all provisions of the Declaration, and the By-laws for Trailside at Shawnee Peak Condominium, as the same have been amended or modified from time to time, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest in the estate in the Unit.

3. Current real estate taxes and Condominium Fees with respect to the Units, which taxes the Grantee, by acceptance of this deed, hereby assumes and agrees to pay.