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WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Donna J. Jenkins and Barrett E. Jenkins

of Saco , County of York , State of Maine,

for consideration paid, grant to **William H. Shackford**

of Scarborough , County of Cumberland , State of Maine,

whose mailing address is P.O. Box 6904 , Scarborough, Maine 04074

with **warranty covenants,** the land in Saco, County of York, and State of Maine, described on the attached **EXHIBIT A.**

WITNESS our/my hand(s) and seal(s) this 12th day of July, 2001.

Signed, Sealed and Delivered in presence of:

Witness

Donna J. Jenkins

Barrett E. Jenkins

MAINE R.E. TRANSFER TAX PAID

STATE OF MAINE

July 12, 2001

COUNTY OF Cumberland

Then personally appeared the above named Donna J. Jenkins and Barrett E. Jenkins and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public
Printed Name: Michele D. Brooks
Attorney at Law
My Commission Expires:

Exhibit A - Property Description

A certain lot or parcel of land situated in the City of Saco, County of York and State of Maine, being more particularly bounded and described as Lot 3 as delineated on plan entitled "South Meadows Subdivision," dated December, 1987, made by Sebago Technics, Inc., and recorded in the York County Registry of Deeds in Plan Book 163, Page 42.

This conveyance is made subject to and with the benefit of the following items:

1. Terms and conditions noted on said plan.

2. Terms and conditions of Declaration of Protective Covenants and Common Easements By Triad Developers Partnership dated June 17, 1988 and recorded in said Registry of Deeds in Book 4747, Page 262.

3. Terms and conditions of Maine Department of Environmental Protection Site Location Order dated December 1, 1987, and recorded in said Registry of Deeds in Book 4552, Page 240, including but not limited to the term prohibiting further subdivision of the lots shown on said plan without the prior approval of the Board of Environmental Protection.

Also hereby conveying as an appurtenance to the above-described premises, a perpetual right and easement to divert and drain water from such premises into a drainage swale located on a portion of land now or formerly of Triad Developers Partnership depicted on said plan as "Lot 4", which portion is more particularly bounded and described as follows:

BEGINNING at an iron pipe at the most northerly corner of said Lot 4; thence South 40° 04′ 00" East along the northeasterly boundary of said Lot 4 a distance of one hundred and twenty-five (125) feet to the true point of beginning of the easement herein described; thence at a right angle to said northeasterly boundary of Lot 4 in a southwesterly direction a distance of fifteen (15) feet to a point; thence South 40° 04′ 00" East a distance of twenty-five (25) feet to a point; thence at a right angle to the preceding course in a northeasterly direction a distance of fifteen (15) feet to a point on said northeasterly boundary of Lot 4; thence North 40° 04′ 00" West a distance of twenty-five (25) feet to the true point of beginning.

Together with the right to maintain, operate, inspect and repair said swale and to pass and repass on foot only at any reasonable time over the above-described fifteen (15) foot strip for the purposes of maintaining, operating, inspecting and repairing said swale.

By acceptance of this deed, Grantees acknowledge and agree that they shall have full responsibility for the repair, maintenance, and upkeep of said swale and for the cost thereof, as set forth in deed from Triad Developers Partnership to F.S. Plummer, Co., Inc., recorded in said Registry of Deeds.

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ATTEST: Lois M. Muse

REGISTER OF DEEDS

ATLANTIC TITLE COMPANY
P.O. BOX 395
ALFRED, ME 04002