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MAINE REAL ESTATE TAX-Paid

1002240204958

WARRANTY DEED

Justin W. Tennant and Shelby M. Poduch of Gray, Cumberland County, Maine, for consideration paid, grant(s) to **Laurene M. Odden and Steven D. Odden** of Scarborough, Cumberland County, Maine (whose mailing address is 40 Burnham Road, Scarborough, ME 04074) with Warranty Covenants, as JOINT TENANTS the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from MaryBeth Conway Stewart to the grantor(s) herein, dated June 9, 2017, recorded in Cumberland Registry of Deeds, Book 34078, Page 67.

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/our hand(s) and seal(s) this 5 day of August, 2022.

WITNESS:

_____

_____
Justin W. Tennant

_____
Shelby M. Poduch

STATE OF MAINE
Cumberland, ss August 5, 2022

Then personally appeared the above named Justin W. Tennant and Shelby M. Poduch and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

_____
Notary Public/Justice of the Peace
Commission Expiration:

COREY M. ST.PIERRE
My Commission Expires
06-12-2026
NOTARY PUBLIC
MAINE

File No.: 2022-4000

Initial SDO DS LMO

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DOC :40305 BK:39631 PG:83
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
08/08/2022, 09:33:02A
Register of Deeds Jessica M. Spaulding E-RECORDED

File No: 2022-4000

"Exhibit A"

Certain lots or parcels of land, with any buildings thereon, located in the Town of Gray, Cumberland County, and State of Maine, more particularly described as follows:

LOT 4 as shown of the plan entitled "Colley Hill Estates" prepared by Wayne T. Wood & Co. dated July, 1999, as amended, recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 186.

Subject to the Declaration of Covenants, Conditions, Restrictions and Easements affecting Colley Hill Estates in Gray, Cumberland County, Maine dated June 6, 2000 and recorded at said Registry in Book 15518, Page 8, and any amendments thereto.

In addition to the provisions set forth in the above referenced Declaration, the premises described herein are conveyed together with and subject to certain rights, easements, appurtenances, conditions and restrictions as follows:

1. The Lot shall be serviced by an on-site subsurface waste water disposal system;

2. The Lot shall be serviced by a drilled well located within the bounds of the Lots herein conveyed;

3. As required by the Town of Gray Planning Board's Preliminary Subdivision Approval dated July 22, 1999, test pits with a restrictive layer of less than 12" shall not be used for first time subsurface waste water disposal systems;

4. Colley Hill Associates must review and approve all buildings plans before construction on the Lots herein conveyed; and

5. A certain view easement shown as a view corridor on a Plan entitled "View Corridor Plan, Colley Hill Estates" recorded at the said Registry in Plan Book 200, Page 245.

Initial SDO DS LMO