MAINE REAL ESTATE TAX-Paid

DLN: 1002040123247

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Seavey Development, LLC,** a Maine limited liability company with a place of business in Portland, Maine ("Grantor"), for consideration paid, does hereby GRANT to **John T. Goodwin**, with a mailing address of 54 Seavey Street, Unit #7, Westbrook, ME 04092 ("Grantee"), with WARRANTY COVENANTS, a certain parcel of real property with the improvements thereon, situated in Westbrook, Cumberland County, State of Maine and more particularly described on the **Exhibit A** attached hereto and made a part hereof by reference.

Meaning and intending to convey a portion of the same premises conveyed to Grantor herein by virtue of a Quitclaim Deed from Seavey Street Associates, LLC, dated April 8, 2019, and recorded in the Cumberland County Registry of Deeds in Book 35566, Page 169.

IN WITNESS WHEREOF, Steven E. Cope, duly authorized Member of Seavey Development, LLC, has caused this instrument to be duly executed under seal this 3rd day of December, 2020.

Seavey Development, LLC

Witness

By: _____

Steven E. Cope, Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 3, 2020

PERSONALLY APPEARED, before me, the above-named Steven E. Cope, duly authorized Member of Seavey Development, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Seavey Development, LLC.

Before me,

_____

Notary Public/~~Attorney at Law~~
Name:
My Commission Expires

JANICE A. GUIMONT
NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES
MARCH 02, 2027

DOC :79597 BK:37527 PG:12
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
12/03/2020, 02:10:11P
Register of Deeds Nancy A. Lane E-RECORDED

EXHIBIT A

Sawmill Crossing Condominium
52-54 Seavey Street, Westbrook, Maine

Certain real property located in the City of Westbrook, County of Cumberland and State of Maine more particularly described as:

Unit #7 of the condominium known as Sawmill Crossing Condominium (the "Condominium"), located in the City of Westbrook, County of Cumberland and State of Maine, in accordance with the Declaration of Condominium, Sawmill Crossing Condominium (the "Declaration"), under the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act, which Declaration is dated November 13, 2020 and recorded in the Cumberland County Registry of Deeds in Book 37431, Page 66, together with an undivided percentage common element interest in the common areas and facilities of said Condominium, as set forth in Exhibit B to said Declaration and any amendments thereto. The Property is also shown on the following plats and plans: (i) the plan recorded on September 13, 2018, in the Cumberland County Registry of Deeds in Plan Book 218, Page 396, identified as follows: "Final Subdivision Plan of Seavey Woods Condominiums," dated August 6, 2018; (ii) the plan recorded on November 16, 2020 in said Registry in Plan Book 220 Page 404, identified as follows: "Condominium As-Built Survey Plan, Sawmill Crossing Condominium"; (iii) on the plan recorded on November 16, 2020 in said Registry in Plan Book 220 Page 405 identified as follows: "Condominium As-Built Survey Plan, Sawmill Crossing Condominium" showing Horizontal and Vertical Unit Boundaries, Sawmill Crossing Condominium.

The Unit is conveyed with the benefit of and subject to:

(1) Provisions of (a) the Maine Condominium Act, as that statute may be amended from time to time; (b) the above referenced Declaration, including the Grantor's percentage ownership of the common elements as set forth in said Declaration, as the same may be amended from time to time by instrument recorded in the Cumberland County Registry of Deeds;

(2) Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration;

(3) Such taxes and assessments allocable to the Unit for the current fiscal (tax) year as are not due and payable on the date of delivery of this deed.