Doc#: 20527 Bk:21027 Ps: 320

# WARRANTY DEED

**Scot W. Neal**

of **7 Meagans Way, Windham, ME 04062**

for consideration paid, grants to

**Andrea Lee Christy**

of P.O. Box 33, South Freeport, ME 04678, with WARRANTY COVENANTS, the following described real property in Windham, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 26th day of March, 2004.

Scot W. Neal

**State of Maine**
**Cumberland**, ss.

March 26, 2004

Personally appeared before me the above-named Scot W. Neal and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Eric J. Schaeffer, Attorney-at-Law

CHRISTY

MAINE REAL ESTATE TAX PAID

# EXHIBIT A

A unit known and designated as Unit 4 in Windham Hill Woods condominium, located in the Town of Windham, County of Cumberland and State of Maine, as shown on the survey and accompanying floor plans prepared for Machigonne Properties, Inc. by Herbert P. Gray, Surveyor, which Plan is recorded in the Cumberland County Registry of Deeds in Plan Book 182, Page 38, and specific reference is made to the Declaration of Condominium of Windham Hill Woods Condominium under the Unit Ownership Act of the Revised Statutes of the State of Maine, as amended, Title 33, Subscript 1601-101, et seq., which Declaration is dated November 8, 1989 and recorded in said Registry of Deeds in Book 8987, page 256, and to a First Amendment to Declaration of Condominium of Windham Hill Woods Condominium dated April 19, 1990 and recorded in said Registry of Deeds in Deed Book Volume 9147, Page 163, and the same are incorporated by reference herein (hereinafter called the "Declaration").

Said Unit is conveyed together with:

(1) An undivided 7.14 percent interest in the common areas and facilities of the Condominium described in the Declaration attributable to the Unit as stated in Appendix II of the Declaration;

(2) An exclusive right to use the limited common areas appurtenant to the Unit as specified in the Declaration, and shown on said survey and floor plans;

(3) An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, septic systems, wells, public utility lines, driveway and other common areas and open space, and facilities located in any of the other Unit or elsewhere on the property and serving the Unit;

(4) all rights and easements on common with other Unit owners as described in the Declaration, including the Description of Property attached as Appendix I to the Declaration;

(5) All appliances, storm windows and fixtures of any kind now placed in or on said Unit.

Said Unit is conveyed subject to:

(a) All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration including, but not limited to, those contained in the description of property attached;

(b) An easement in favor of other Units to use the pipes, wire, ducts, flues, conduits, septic systems, wells, cables, public utility lines, driveway and recreation area, and other

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common areas, open space and facilities located in the Unit or elsewhere on the property and serving such other Units;

(c) Exclusive rights in favor of the owner of any Unit to use the limited common areas appurtenant to such Unit;

(d) The provisions of the Declaration and appendices thereto, By-Laws and floor plans of Windham Hill Woods Condominiums recorded and filed simultaneously with and as part of the Declaration, as the same may be amended or modified from time to time by instrument recorded or filed in the Cumberland County Registry of Deeds, 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 or estate in the Unit, his/her family, servants and visitors, as if those provisions were recited and stipulated at length herein.

CHRISTY

Received
Recorded Register of Deeds
Mar 29,2004 01:02:44P
Cumberland County
John B OBrien

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Hopkinson, Abbondanza & Backer
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