Authentisign ID: EA5C1081-1AD2-F111-BF5B-000D3A4FF82A

Doc#: 26467 Bk:30633 Pg: 181

DMC TC

WARRANTY DEED

JOINT TENANCY
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that Fortin Construction, Inc., with an address of 35 Markarlyn Street, Auburn, Maine for consideration paid, grant to **Timothy S. Costello and Dawn M. Costello,** both having a mailing address of 950 River Road, Brunswick, Maine with **WARRANTY COVENANTS, as joint tenants,** the land in Freeport , in the County of Cumberland and State of Maine, described in the Exhibit A, attached hereto.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS my hand this 3rd day of May, 2013.

Witness

Fortin Construction, Inc.

By: Robert Farrington
Its: Treasurer

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, ss May 3, 2013

Personally appeared the above named Robert Farrington, in his capacity as Treasurer of Fortin Construction, Inc.and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Fortin Construction, Inc.

Before me,

Notary Public/Attorney-at-Law

SEAL

RES8236

After recording return to:
Timothy S. Costello
Dawn M. Costello
31 Newfield Road
Freeport, ME 04032

PAUL G. SAUCIER NOTARY PUBLIC MY COMMISSION EXPIRES 9/13/2016 STATE OF MAINE

MAINE REAL ESTATE TAX PAID

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Exhibit A

A certain lot or parcel of land, with any buildings or improvements thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, and being Lot 11 on a plan entitled "West Cove Subdivision, Litchfield Road, Freeport, Maine, Cumberland County" by Associated Design Partners Inc., dated March 11, 2007, and recorded in the Cumberland County Registry of Deeds in Plan Book 208, Pages 100, 101 and 102, to which plan reference is made for a more particular description, respectively (the "Plans").

For source of title, reference may be made to a deed from Flying Point Ventures, LLC. To Fortin Construction, Inc. dated September 21, 2012 and recorded on September 25, 2012 in Book 29958, Page 255 in the Cumberland County Registry of Deeds.

Excepting and reserving to Flying Point Ventures, LLC, its successors and assigns, the fee interest in "Newfield Road", "Access and/or Drainage Easements", "Right of Ways", and "Open Spaces" as shown on the Plans. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq., together with the right to convey said roads, access and/or drainage easements, right of ways, and open space pursuant to the Notes set forth on the Plans.

The premises are conveyed subject to any and all easements, restrictions and encumbrances of record, and together with any and all rights, easements, privileges and appurtenances pertaining thereto.

This conveyance is together with and subject to the following:

1. Subject to and with the benefits set forth in an instrument (the "Declaration") titled "Declaration of Protective Covenants, Restrictions, and Common Easements of West Cove, LLC" dated April 2, 2008, and recorded at the Cumberland County Registry of Deeds in Book 25961, Page 219, as such Declaration may be amended from time to time. By acceptance of this deed, the Grantee herein also agrees to be subject to the Bylaws and any Rules and Regulations of the West Cove Homeowners Association.
2. The premises are conveyed subject to the notes, restrictions, conditions, easements and such matters set forth on said Plans.
3. Also conveying an easement appurtenant to the above-described premises for purposes of ingress and egress and the installation and maintenance of all customary utilities, over, across and through "Newfield Road (50' wide), Private Right-of-Way" as set forth on said Plans, in common with others and in accordance with the terms of maintenance and use set forth in said Declaration.

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4. Further subject to and with the benefit of the State of Maine Department of Environmental Protection Site Location of Development Act Natural Resources Protection Act Tier One Wetland Alteration Water Quality Certification Findings of Fact and Order for West Cove, LLC, West Cove Subdivision dated December 18, 2007, and recorded in the Cumberland County Registry of Deeds in Book 25735, Page 231, and Minor Revision Findings of Fact and Order dated August 11, 2008, and recorded in said Registry of Deeds in Book 26302, Page 95. By acceptance of this deed, the Grantee(s) acknowledge receipt of a copy of said Orders and covenant to include reference to these terms, conditions and restrictions in any subsequent deed of conveyance.
5. The premises are also conveyed subject to Underground Line Easement from West Cove LLC to Central Maine Power Company and Northern New England Telephone Operations, LLC dated March 9, 2009, and recorded in said Registry of Deeds in Book 26886, Page 56.
6. Such state of facts shown on the Standard Boundary Survey for Edwin G. Edson, Jr. and June K. Edson recorded at said Registry in Plan Book 193, Page 359.
7. Parking Easement granted by West Cove LLC to Freeport Conservation Trust dated March 23, 2009, and recorded at said Registry in Book 26762, Page 295, and as further confirmed by Confirmatory Parking Easement from Flying Point Ventures, LLC to Freeport Conservator Trust dated December 23, 2011, and recorded at said Registry in Book 29229, Page 144.
8. Easements to Central Maine Power Company recorded at said Registry in Book 8444, Page 125 and Book 4079, Page 18.
9. Certificate of Zoning Variances issued by the Town of Freeport recorded in Book 9310, Page 93, and Book 9346, Page 105.
10. First Amendment to the Declaration of Protective Covenants, Reservations, Restrictions and Common Easements dated May 15, 2012, and recorded at said Registry in Book 29611, Page 46.
11. Agreement Respecting Stewardship Contributions between Flying Point Ventures, LLC and Freeport Conservation Trust dated June 12, 2012, and recorded at said Registry in Book 29677, Page 19.

Received
Recorded Register of Deeds
May 10,2013 11:29:52A
Cumberland County
Pamela E. Lovley