Bk 3164 Pg28 #5997
07-13-2009 @ 02:37p

WARRANTY DEED
(Maine Statutory Short Form)

The Lodges Development Company, a Maine corporation, with a mailing address of P.O. Box 1304, Rangeley, Maine 04970, for valuable consideration, grants to **Michael B. Leyland and Tom B. Leyland,** with a mailing address of 2 Suffolk Close, Standish, Greater Manchester WN1 2TQ, UK, as Joint Tenants, with Warranty Covenant, the following described real property known as Unit 19, The Lodges, Rangeley, Maine, Franklin County, Maine:

> A certain lot or parcel of land with any improvements thereon, situated in said Town of Rangeley, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Maine Real Estate Transfer Tax Paid

In Witness Whereof, The Lodges Development Company has caused this instrument to be signed by its duly authorized officer this 23 day of June, 2009.

The Lodges Development Company

Witness

By: David J. Rodway
Its: President

State of Maine
Franklin County, ss

June 23, 2009

Personally appeared the above named David J. Rodway, President of The Lodges Development Company, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said corporation.

Before me,

Notary Public

SEAL

Norma Loisel, Notary Public
State of Maine
My Commission Expires 11/9/~~2008~~ 2013

Print Name
Comm. Exp.

(Seal)

2009040519

EXHIBIT A

Unit 19 of the condominium known as The Lodges, A Condominium (the "Condominium"), located within the Town of Rangeley, Franklin County, Maine, in accordance with the Declaration of Condominium, The Lodges, A 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 September 30, 2005, and recorded in the Franklin County Registry of Deeds in Book 2675, Page 149, as amended by a certain First Amendment to Declaration dated May 3, 2006, and recorded in said Registry of Deeds in Book 2756, Page 15, as the same may be further amended, 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 in the Franklin County Registry of Deeds as Plan #4445, identified as follows: "Condominium Plat, The Lodges, A Condominium, Main Street, Rangeley, Maine," dated September 27, 2005; and (ii) on the plan recorded in the Franklin County Registry of Deeds as Plan 4447, identified as follows: "Horizontal and Vertical Boundaries for The Lodges, A Condominium, Rangeley, Maine". Reference is also made to the plan identified as "Subdivision Plan; The Lodges, Main Street, Rangeley, Maine" dated August 24, 2005, and recorded in the Franklin County Registry of Deeds as Plan # 4444. Reference is also made to an Assignment of Declarant Rights by Sunset Hill Investment, LLC to The Lodges Development Company, dated September 30, 2005, and recorded in the Franklin County Registry of Deeds in Book 2675, Page 180.

2009040519 Leyland

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Cumberland Title Part.