MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Statutory Short Form

DLN: 1002340246461

KNOW ALL BY THESE PRESENTS, That **We, Steven K. Sylvia and Christopher M. Rutter,** whose mailing address is **85 Mitchell Road, Casco, ME 04015**, for consideration paid, grant to **David E. Plante and Sharon E. Plante,** whose mailing address is **289 High Street, Newburyport, MA 01950,** as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Casco**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Casco, County of Cumberland and State of Maine, being Lot 26-11 as shown on a Plan of Mitchell Hill Estates prepared for Mitchell Hill Estates, Quaker Ridge Road, Casco, Maine for Olander General Contracting, LLC by Oest Associates, Inc., revised through February 13, 2006 and recorded in the Cumberland County Registry of Deeds in Plan Book 206, Pages 106 and 107, amended by Plan Book 215, Pages 417-418.

Subject to the Declaration of Covenants and Restrictions for Mitchell Hill Estates dated May 3, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23929, Page 65. As amended by the Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated November 29, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25650, Page 171. As amended by the Revocation and Amendment Pertaining to the Deceleration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated October 29, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26431, Page 232. As amended by the Second Amendment and Restated Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated March 8, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28571, Page 163. As amended by the Third Amended and Restated Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated April 8, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30538, Page 211. As amended by the Fourth Amended and Restated Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated January 8, 2020 and recorded in the Cumberland County Registry of Deeds in Book 36325, Page 318. As amended by the Fifth Amended and Restated Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated January 9, 2020 and recorded in the Cumberland County Registry of Deeds in Book 36332, Page 130.

Together with a 1/22 interest in all common areas and together with rights of access over roads and all common areas, easements and amenities.

Meaning and intending to convey and conveying the real property described in a deed to **Steven K. Sylvia and Christopher M. Rutter** dated September 13, 2021 and recorded with the Cumberland County Registry of Deeds in Book 38656, Page 295.

DOC :30576 BK:40332 PG:318
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
08/30/2023, 02:06:25P
Register of Deeds Jessica M. Spaulding E-RECORDED

Witness our hands and seals this 24th day of August, 2023.

Witness:

Steven K. Sylvia

Christopher M. Rutter

STATE OF **MAINE**
COUNTY OF **CUMBERLAND**, ss. August 24, 2023

Personally appeared on the above date, the above-named **Steven K. Sylvia and Christopher M. Rutter** and acknowledged the foregoing instrument to be their free act and deed.

JENILEE ROSE BRYANT NOTARY PUBLIC EXPIRES 9/16/2028 STATE OF MAINE

Before me,

Notary Public/Attorney at Law
Print name:
Exp: