WARRANTY DEED
Statutory Short Form

DLN: 1001940075928

KNOW ALL BY THESE PRESENTS, That **I, Anthony Grabarz**, whose mailing address is **20 Fox Run Road, Gray, ME 04039**, for consideration paid, grant to **Monique G. Yanni and Jordan R. Yanni** whose mailing address is **4 Rivers Edge Road Unit A, Gray, ME 04039,** as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Gray**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land situated on the north-northwesterly side of Fox Run Road in the Town of Gray, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot #10 and depicted on a survey pan entitled "Subdivision Plan of Ledgewood Farms Subdivision, Lawrence Road, Gray, Maine", made for KTO Builders, Inc. by Sebago Technics, dated July 7, 2003, revised through April 22, 2004 and recorded in the Cumberland County Registry of Deeds in Plan Book a 204, Page 695.

This conveyance is made together with and subject to easements, restrictions, covenants and conditions set forth in Declaration of Easements, Restrictions and Covenants for Ledgewood Farms Subdivision, made by KTO Builders, Inc., dated September 28, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21841, Page 67. Further subject to First Amendment Declaration of Basements, Restrictions and Covenants dated February 7, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23713, Page 116.

This conveyance is made further subject to Declaration of Restrictions (Wooded Buffer, No Disturbance) made by KTO Builders, Inc. dated September 28, 2004 and recorded in Cumberland County Registry of Deeds in Book 21841 , Page 79, Further, subject to Declaration of Restrictions (Non-Wooded Buffer, No Disturbance) made by KTO Builders, Inc. dated September 28, 2004 and recorded in said Registry in Book 21841, Page 85.

This conveyance is made further subject to such easements, restrictions and/or other matters depicted or cited on survey plan entitled "Subdivision Plan of Ledgewood Farms Subdivision, Lawrence Road, Gray, Maine", made for KTO Builders, Inc. by Sebago Technics, dated July 7, 2003, revised through April 22, 2004 and recorded in Cumberland County of Deeds in Plan Book 204, Page 695 & 696; as well as such easements, restrictions and/or matters depicted or cited on survey "Amended Subdivision Plan of Ledgewood Farms Subdivision, Center Road, Gray, Maine," made for KTO Builders, Inc, by Sebago Technics, dated January 29, 2003, revised July 23, 2004 and recorded in said Registry in said Registry in Plan Book 205, Page 12.

This conveyance is made together with a fifty (50) foot wide public pedestrian easement in common with others from the end of the Access Road turnaround through Lots 18, 19 and Open Space B as depicted on paid survey plan (204/695) to the Pleasant River.

All roads shall remain private and shall be accepted as public ways.

Meaning and intending to convey and conveying the real property described in a deed to **Anthony Grabarz** dated 06/10/2016 and recorded with the Cumberland County Registry of Deeds in Book 33185, Page 220.

Witness my hand and seal this 21st day of October, 2019.

Witness:

Anthony Grabarz

STATE OF **MAINE**
COUNTY OF **CUMBERLAND**, ss. October 21, 2019

Personally appeared on the above date, the above-named **Anthony Grabarz** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law
Print name:
Exp: _____

Received
Recorded Register of Deeds
Oct 22,2019 02:58:57P
Cumberland County
Nancy A. Lane