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NANCY E HAMMOND, REGISTER OF DEEDS
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WARRANTY DEED

CAPE ARUNDEL COTTAGE PRESERVE, A CONDOMINIUM

KNOW ALL PERSONS BY THESE PRESENTS, that **ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC, a Connecticut limited liability company** with an office address of c/o Franklin Enterprises, 1621 State Street, New Haven, Connecticut 06511 ("Grantor"), in consideration of One Dollar ($1.00) and other good and valuable consideration paid by **David Avery and Elizabeth Avery** ("Grantees"), whose mailing address is 145 Leona Drive, Pittsfield, MA 01201, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said **David Avery and Elizabeth Avery**, as joint tenants and not as tenants in common, their heirs and assigns forever, certain real estate situated in the Town of Arundel, County of York and State of Maine and being more particularly described as follows:

Maine R.E. Transfer Tax Paid

Unit No. 217 in **Cape Arundel Cottage Preserve, a Condominium**, a condominium situated in the Town of Arundel, County of York and State of Maine (the "Condominium"), created pursuant to a Declaration under the Maine Condominium Act of the Maine Revised Statutes Annotated, as amended, Title 33, Chapter 31 et seq., which Declaration is dated June 17, 2016 and recorded in the York County Registry of Deeds in Book 17269, Page 14, as amended by First Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 27th day of September, 2016, and recorded in said Registry of Deeds in Book 17335, Page 34, by Second Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 2nd day of December, 2016, and recorded in said Registry of Deeds in Book 17380, Page 932, by Third Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of January, 2017, and recorded in said Registry of Deeds in Book 17401, Page 814, by Fourth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 17th day of February, 2017, and recorded in said Registry of Deeds in Book 17425, Page 703, by Fifth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 22nd day of March, 2017, and recorded in said Registry of Deeds in Book 17441, Page 150, which Fifth Amendment was supplemented by Supplement thereto dated as of the 23rd day of March, 2017, and recorded in said Registry of Deeds in Book 17444, Page 374, by Sixth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of April, 2017, and recorded in said Registry of Deeds in Book 17452, Page 50, by Seventh Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 28th day of June, 2017, and recorded in said Registry of Deeds in Book 17504, Page 645, by Eighth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 25th day of July, 2017, and recorded in said Registry of Deeds in Book 17523, Page 248, by Ninth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 16th day of August, 2017, and recorded in said Registry of Deeds in Book 17543, Page 699, by Tenth

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Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 13th day of September, 2017, and recorded in said Registry of Deeds in Book 17561, Page 341, by Eleventh Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 26th day of October, 2017, and recorded in said Registry of Deeds in Book 17601, Page 100, by Twelfth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 17th day of November, 2017, and recorded in said Registry of Deeds in Book 17608, Page 372, by Thirteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 20th day of February, 2018, and recorded in said Registry of Deeds in Book 17668, Page 85, by Fourteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 29th day of March, 2018, and recorded in said Registry of Deeds in Book 17685, Page 481, by Fifteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 19th day of June, 2018, and recorded in said Registry of Deeds in Book 17736, Page 522, by Sixteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 1st day of August, 2018, and recorded in said Registry of Deeds in Book 17769, Page 620, by Seventeenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 22nd day of August, 2018, and recorded in said Registry of Deeds in Book 17785, Page 452, by Eighteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 5th day of September, 2018, and recorded in said Registry of Deeds in Book 17794, Page 682, by Nineteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 11th day of October, 2018, and recorded in said Registry of Deeds in Book 17825, Page 330, by Twentieth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of November, 2018, and recorded in said Registry of Deeds in Book 17839, Page 107, by Twenty-First Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 27th day of November, 2018, and recorded in said Registry of Deeds in Book 17850, Page 683, by Twenty-Second Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 7th day of March, 2019, and recorded in said Registry of Deeds in Book 17907, Page 754, by Twenty-Third Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 8th day of May, 2019, and recorded in said Registry of Deeds in Book 17947, Page 238, by Twenty-Fourth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 1st day of July, 2019, and recorded in said Registry of Deeds in Book 17994, Page 38, by Twenty-Fifth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 10th day of October, 2019, and recorded in said Registry of Deeds in Book 18069, Page 57, by Twenty-Sixth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of November, 2019, and recorded in said Registry of Deeds in Book 18093, Page 6, by Twenty-Seventh Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of December, 2019, and recorded in said Registry of Deeds in Book 18116, Page 914, by Twenty-Eighth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 24th day of January, 2020, and recorded in said Registry of Deeds in Book 18157, Page 554, by Twenty-Ninth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 11th day of February, 2020, and recorded in said Registry of Deeds in Book 18177, Page 818, by Thirtieth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 4th day of March, 2020, and recorded in said Registry of Deeds in Book 18187, Page 46, by Thirty-First Amendment to Declaration of Cape

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Arundel Cottage Preserve, a Condominium, dated as of the 6th day of April, 2020, and recorded in said Registry of Deeds in Book 18225, Page 633, by Thirty-Second Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 4th day of May, 2020, and recorded in said Registry of Deeds in Book 18246, Page 359, which Thirty-Second Amendment was supplemented by Supplement thereto dated as of the 19th day of May, 2020, and recorded in said Registry of Deeds in Book 18270, Page 370, by Thirty-Third Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 10th day of June, 2020, and recorded in said Registry of Deeds in Book 18272, Page 94, by Thirty-Fourth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 8th day of July, 2020, and recorded in said Registry of Deeds in Book 18317, Page 365, by Thirty-Fifth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 23rd day of July, 2020, and recorded in said Registry of Deeds in Book 18322, Page 305, by Thirty-Sixth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 3rd day of September, 2020, and recorded in said Registry of Deeds in Book 18366, Page 804, by Thirty-Seventh Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 8th day of October, 2020, and recorded in said Registry of Deeds in Book 18414, Page 604, re-recorded in said Registry of Deeds in Book 18435, Page 56, by Thirty-Eighth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of November, 2020, and recorded in said Registry of Deeds in Book 18445, Page 1, by Thirty-Ninth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 15th day of December, 2020, and recorded in said Registry of Deeds in Book 18503, Page 368, by Fortieth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 14th day of January, 2021, and recorded in said Registry of Deeds in Book 18527, Page 934, by Forty-First Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 5th day of February, 2021, and recorded in said Registry of Deeds in Book 18553, Page 220, by Forty-Second Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 17th day of April, 2021, and recorded in said Registry of Deeds in Book 18637, Page 546, by Forty-Third Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 12th day of June, 2021, and recorded in said Registry of Deeds in Book 18699, Page 262, by Forty-Fourth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 13th day of July, 2021, and recorded in said Registry of Deeds in Book 18742, Page 41, by Forty-Fifth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 31st day of August, 2021, and recorded in said Registry of Deeds in Book 18791, Page 152, by Forty-Sixth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 21st day of October, 2021, and recorded in said Registry of Deeds in Book 18850, Page 247, by Forty-Seventh Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 2nd day of December, 2021, and recorded in said Registry of Deeds in Book 18891, Page 772, re-recorded in said Registry of Deeds in Book 18908, Page 860, by Forty-Eighth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 28th day of December, 2021, and recorded in said Registry of Deeds in Book 18920, Page 193, by Forty-Ninth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 17th day of February, 2022, and recorded in said Registry of Deeds in Book 18962, Page 147, by Fiftieth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 14th day of April, 2022, and recorded in said Registry of Deeds in Book 19011, Page 236, by

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Fifty-First Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 7th day of June, 2022, and recorded in said Registry of Deeds in Book 19047, Page 184, by Fifty-Second Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 17th day of June, 2022, and recorded in said Registry of Deeds in Book 19057, Page 874, by Fifty-Third Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 8th day of August, 2022, and recorded in said Registry of Deeds in Book 19122, Page 59, and by Fifty-Fourth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 13th day of October 2022, and recorded in said Registry of Deeds in Book 19133, Page 709, and by Fifty-Fifth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 22 day of November 2022, and recorded in said Registry of Deeds in Book 19158, Page 831 (collectively, the "Declaration"), which Declaration is incorporated herein by reference.

For purposes of Town of Arundel 911 emergency calls, the address of the Unit is **15 Scammen Lane, Arundel, Maine.**

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed.

This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained in the above-referenced Declaration.

The Condominium has been approved by the Town of Arundel Planning Board as a "Seasonal Resort" and the Units therein are deemed "Seasonal Cottages," reference being made to the definitions of Seasonal Resort and Seasonal Cottages set forth in Section 2.2 of the Town of Arundel Land Use Ordinance, amended as of June 10, 2015 (the "Ordinance"). Units in the Condominium may not contain more than two (2) bedrooms per the Ordinance. Pursuant to the conditions and limitations relating to occupancy of Seasonal Cottages in Seasonal Resorts under the Ordinance, the Units within the Condominium may be occupied only between May 1 and December 31. No Unit or other building within the Condominium may be occupied between January 1 and April 30. Provided, however, that such occupancy limitation shall not apply to any on-site project manager and/or caretaker, and their immediate family members, hired by the Declarant and/or the Association to oversee management, maintenance, security and other matters relating to the operation of the Condominium. Further reference is made to Section 8.17 of the Ordinance regarding Seasonal Resorts.

TO HAVE AND TO HOLD the aforegranted and bargained premises, together with all the privileges and appurtenances thereunto belonging, to the said Grantees, as joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

AND the Grantor does covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors shall and will warrant and defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC has caused this instrument to be executed by Faith V. Easter, Manager of REM Development LLC, a Member of ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC, thereunto duly authorized, as of the 22nd day of Nov., 2022.

WITNESS:

Jessica L. Coonan

ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC

By REM Development LLC
Its Member

By: Faith V. Easter, Mgr.
Faith V. Easter
Its Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX, ss. Nov. 22, 2022

Personally appeared the above named Faith V. Easter, in her capacity as Manager of REM Development LLC, a Member of ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC, and acknowledged the foregoing instrument to be her free act deed in her said capacity, the free act and deed of said REM Development LLC in its said capacity, and the free act and deed of said ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC.

Before me,

Notary Public

Jessica L. Coonan
Print name

My commission expires May 27, 2027

JESSICA L. COONAN
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 27, 2027

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