Real Estate Transfer Tax Paid

After Recording Return To:
Windrose Development, LLC

Receipt # 162650 KNOX SS: RECEIVED
ERECORDED
VOL 6386 PG 330
09/09/2026 02:22:21 PM
5 Pages
Instr # 2026-7372
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

DLN: 4136337

WARRANTY DEED

Know All Persons By These Presents that we, **Gail P. Tardif,** of 13 Maurice Ave., Thomaston, ME 04861 and **Jane M. Oltmann**, of 2435 Sumatran Way #19, Clearwater, FL 33763, for consideration paid, grant to **Windrose Development, LLC, a Maine Limited Liability Company**, of PO Box 386, Boothbay Harbor, ME 04538, with **WARRANTY COVENANTS:**

A certain lot or parcel of land situated in St. George, the County of Knox, State of Maine with any improvements thereon, bounded and described as follows:

Being Lot #2 on subdivision plan of the land of David C. Hastings. dated July 25. 1985, and recorded in the Knox County Registry of Deeds, Cabinet 6 Sheet 22. Said parcel is approximately 1.89 acres.

Being a portion of the premises conveyed by William B. West to David C. Hastings, by deed dated February 7, 1979, and recorded in the Knox County Registry of Deeds, in Book 745, Page 252.

Together with a right of way over the existing right of way easterly from Route 131 as shown on said plan.

Also granting a right of way over the existing right of way as shown on said plan which is located on the westerly side of Route 131 for the purpose of ingress and egress to Cutlers Cove.

Subject to the Following Restrictions:

1. There shall not be erected on any part of the property herein conveyed any building in which shall be carried on any business, offensive, noxious, or detrimental to the use of the land in the vicinity of the conveyed premises to be used for any purposes that, as a matter of common experience, tend to create a nuisance.

2. No building or structure and no object or things whatsoever, other than a private dwelling house, shall be placed or erected thereon. A mobile home or trailer is not a private dwelling house for the purpose of this agreement. A doublewide mobile home, so-called, even on a permanent foundation, is not a private dwelling house for the purpose of this agreement. A sectional home, so-called, is a private dwelling house for the purpose of this agreement only if it complies with all state and local building codes with respect to residential buildings. A private dwelling house shall include a garage attached or unattached. Campers and motor homes, so-called, shall be allowed to be stored upon the premises herein conveyed.

3. Any building shall have its exterior fully completed within one (1) year after commencement of construction.

4. No private dwelling house erected thereon shall have a living area of less than eight hundred (800) square feet on the main floor thereof, exclusive of appurtenant structures.

5. No unregistered motor vehicles shall be allowed to remain on any site which is not garaged or otherwise covered so as not to be visible from any other lots.

6. The structures and grounds on each living site shall be maintained at all times in a neat and attractive manner without the accumulation of rubbish and debris.

Also granting a right of way over the existing right of way as shown on the plan for David Hastings by LaBranche Land Surveys, dated January 1992, which is located on the westerly side of Route 131 in St. George, County of Knox, and State of Maine, for the purpose of ingress and egress to Cutlers Cove.

Meaning and intending to convey the same premises as conveyed to John F. Pepe, Gail P. Tardif and Jane M. Oltmann by deed of John F. Pepe dated March 10, 2011 and recorded on March 24, 2011 in the Knox County Registry of Deeds at Book 4360, Page 309. The said John F. Pepe being deceased as of November 27, 2023, leaving Gail P. Tardif and Jane M. Oltmann as surviving joint owners.

Signatures on next page

In Witness Whereof I, the said, **Gail P. Tardif,** hereunto set my hands and seals this 4th day of September, 2026.

Gail P Tardif

Gail P. Tardif
{Electronically signed using the Proof platform}

State of Nevada
County of Clark

Then personally appeared before me on this 4th day of September, 2026 the said Gail P. Tardif and acknowledged the foregoing to be her voluntary act and deed.

Notary Public
Commission expiration:
{Electronically signed using the Proof platform}

Langston M Childs
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 22-4477-01
Expires June 21, 2030

Notarized remotely using audio-video communication technology via Proof.

In Witness Whereof I, the said, **Jane M. Oltmann,** hereunto set my hands and seals this 4th day of September, 2026.

Jane M Oltmann

Jane M. Oltmann
{Electronically signed using the Proof platform}

State of Florida
County of Miami-Dade

Then personally appeared before me on this 4th day of September, 2026 the said Jane M. Oltmann and acknowledged the foregoing to be her voluntary act and deed.

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notary Public
Commission expiration: 11/12/2028
{Electronically signed using the Proof platform}

Notarized remotely online using communication technology via Proof.

Produced Driver License as identification.

State of New Hampshire
County of Rockingham, ss

Date: 9/09/26

I certify that this is a true and correct copy of an electronic record in possession of Red Door Title.

Notary Signature
Notary Printed Name: Lauren Schoff
Commission Exp. Date: June 29, 2027

LAUREN A SCHOFF
Commission Expires
NOTARY
PUBLIC
06-29-2027
NEW HAMPSHIRE