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DLN: 1001840033174

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that, **Christopher N. Eastman** and **Tabitha Eastman,** of Cumberland, County of Cumberland, State of Maine, for consideration paid, grants to **Alison Bromley** and **Stephen Siviski,** having a mailing address of 27 Stevens Avenue, Portland, ME 04102, as joint tenants, with **WARRANTY COVENANTS**, the land with any buildings thereon, situated at 1 Buds Trail, Cumberland, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Christopher N. Eastman and Tabitha Eastman by virtue of a deed from Walnut Hill Investments dated February 14, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31340, Page 305.

Witness my hand and seal this 20th day of July, 2018.

Witness

Christopher N. Eastman

Witness

Tabitha Eastman

STATE OF Maine
COUNTY OF Cumberland

July 20, 2018

Then personally appeared before me the above named Christopher N. Eastman and Tabitha Eastman, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

~~Notary Public~~/Attorney at Law
Printed Name: Melissa M. Davidson, Esq.
My Comm. Exp:

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Exhibit A

A certain lot or parcel of land, with any buildings or improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, and being Lot 4 on a plan entitled "Morrison's Hill Neighborhood on Route 100 in Cumberland, Maine, for Walnut Hill Investment, Inc.", prepared by Wayne T. Wood & Co. dated November 2012, and recorded in the Cumberland County Registry of Deeds in Plan Book 213, Page 42, to which plan reference is made for a more particular description (the "Plan").

Excepting and reserving to Walnut Hill Investments LLC, its successors and assigns, the fee interest in "Rooster Ridge", "Bud's Trail", including, but not limited to the turnarounds abutting Lots 3, 15 & 16, all pedestrian and snowmobile or other easements shown on the Plan, Right of Ways, including, but not limited to such rights of ways reserved for further development, as shown on the Plan. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq., together with the right to convey said roads, easements, right of ways, and open space pursuant to the Notes set forth on the Plans or as set forth in approvals with the Town of Cumberland.

The premises are conveyed subject to any and all easements, restrictions and encumbrances of record, and together with any and all rights, easements, privileges and appurtenances pertaining thereto.

This conveyance is together with and subject to the following:

1. Subject to and with the benefits set forth in instruments titled "Declaration of Private Road Maintenance" and "Declaration of Covenants, Easements and Restrictions" dated June 20, 2013, and recorded at the Cumberland County Registry of Deeds in Book 30780, Pages 158 and 161 (the "Declarations"), respectively, as such Declarations may be amended from time to time. By acceptance of this deed, the Grantee herein also agrees to be subject to the Bylaws and any Rules and Regulations of the Morrison's Hill Neighborhood Homeowners Association.

2. The premises are conveyed subject to the notes, restrictions, conditions, easements and such matters set forth on said Plan.

3. Also conveying an easement appurtenant to the above-described premises for purposes of ingress and egress and the installation and maintenance of all customary utilities, over, across and through "Rooster Ridge" and "Bud's Trail" as set forth on said Plan, in common with others, and in accordance with the terms of maintenance and use set forth in said Declaration.

4. Further subject to and with the benefit of the State of Maine Department of Environmental Protection Stormwater Management Law Natural Resources Protection Act Tier 1 Wetland Alteration Water Quality Certification Findings of Fact and Order for Walnut Hill Investments, LLC dated January 30, 2013, and recorded in the Cumberland County Registry of Deeds in Book 30393, Page 171 ("Order"), as the same may be revised or amended. By acceptance of this deed, the Grantee(s) acknowledge receipt of a copy of said Order and covenant to include reference to these terms, conditions and restrictions in any subsequent deed of conveyance.

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Register of Deeds Nancy A. Lane E-RECORDED

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5. Terms, conditions and restrictions as set forth in an instrument from Michael M. Wilson, Personal Representative of the Estate of Mabel I. Wilson to Doris Wilson dated October 20, 1998 and recorded in Book 14243, Page 170.

6. Terms and conditions set forth in a Contract Zoning Agreement by and between the Town of Cumberland and Walnut Hill Investments, Inc. dated August 28, 2012, and recorded at said Registry in Book 30040, Page 8, as corrected by an Affidavit of William R. Shane dated November 1, 2012, and recorded in Book 30095, Page 52.

7. Such state of facts shown on the Plan entitled "Morrison Hill Acres" dated May 17, 1983, and recorded at said Registry in Plan Book 138, Page 43.

8. Notice of Layout and Taking in favor of the State of Maine by its Department of Transportation dated September 28, 1993, and recorded at said Registry in Book 11013, Page 253.

9. Subject to a twenty (20') foot wide water line easement and right-of-way, as described in a deed from Mabel I. Wilson to Joseph V. D'Amico et als dated February 11, 1983, and recorded at said Registry in Book 6119, Page 162.

10. There shall be no resales of the premises within the first two (2) years of ownership without the approval of the Town Manager as set forth in the terms and conditions of the Contract Zoning Agreement by and between the Town of Cumberland and Walnut Hill Investments, Inc. dated August 28, 2012, and recorded at said Registry in Book 30040, Page 8, as amended and/or revised.

11. Easement to Portland Water District dated March 8, 2013 and recorded at said Registry in Book 30481, Page 40.

12. Easement to Central Maine Power Company and Northern New England Telephone Operations, LLC dated April 23, 2013 and recorded at said Registry in Book 30695, Page 214.

13. Easement to Central Maine Power Company and New England Telephone and Telegraph Company dated March 13, 1967 and recorded in said Registry in Book 3003, Page 76.