NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19757 PG 94
Instr # 2025035930
10/06/2025 08:52:16 AM
Pages 3 YORK CO

After recording return to:

(2)
3 P Treehouse Legal Maine, LLC
149 Port Road
Kennebunk, ME 04043

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REVOCABLE TRANSFER ON DEATH DEED

I, **KARIN E. WETMORE**, of 5 Cheshire Meadows Lane, Kennebunk, Maine, 04043, hereby designate **DEBORAH CASS,** with a mailing address of 146 Post Office Road, Enfield, Connecticut, 06082, as my Primary Beneficiary, and if she does not survive me, then **TYLER CASS,** with a mailing address of 510 Springfield Road, Somers, Connecticut, 06071, and **NOAH CASS,** with a mailing address of 22 Brookford Road, Somers, Connecticut, 06071, or the survivor of them, as my Contingent Beneficiaries, and UPON MY DEATH, transfer to said Primary or Contingent Beneficiaries the premises located in Kennebunk, York County, Maine, bounded described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN

I retain the right to revoke this deed prior to my death.

No title search has been conducted relative to this conveyance, and any Beneficiary accepts said property subject to all restrictions, encumbrances, and liens of record.

IN WITNESS WHEREOF, I have hereunder set my hand and seal on this 26th day of September, 2025.

Linda Lee Scopel
WITNESS Linda Lee Scopel

Karin Wetmore
KARIN E. WETMORE

SEAL

STATE OF MAINE
YORK COUNTY

September 26, 2025

Personally appeared the above-named **KARIN E. WETMORE and** acknowledged the foregoing instrument to be her free act and deed.

Before me,

Alyssa Knox
Notary Public

Printed Name: Alyssa Knox

My Commission Expires: May 10th 2030

ALYSSA KNOX
NOTARY PUBLIC
State of Maine
My Comm. Expires May 10, 2030

EXHIBIT A
5 Cheshire Meadows Lane, Kennebunk

A certain lot or parcel of land located in the Town of Kennebunk, County of York, and State of Maine, being more specifically bounded and described as follows:

The unit ("Unit") designated as Unit No. 8, in Building B ("Building") and Garage No. 8 and Parking Space No. P-8 in the Cheshire Meadows Condominium, located on Summer Street, Kennebunk, Maine ("Condominium") created pursuant to the provisions of the Maine Condominium Act by Declaration dated December 30, 1986, and recorded in the York County Registry of Deeds in Book 4139, Page 106 ("Declaration") and as shown on survey and floor plans entitled, "Cheshire Meadows I", prepared by Dow & Coulombe Inc., Saco, Maine, dated October 12, 1985, revised February 6, 1986, March 6, 1986, March 31, 1986, and August 22, 1986, and recorded in said Registry in Plan Book 148, Page 4, and in File #233, page 2 in said Registry of Deeds and entitled "Cheshire Meadows Condominium", prepared by Dow & Coulombe Inc., Saco, Maine, dated December 7, 1985, revised February 2, 1986, March 6, 1986, and August 22, 1986, and recorded in said Registry in File #233, Page 1; and entitled "Cheshire Meadows Condominium – Plat – Schedule C, Kennebunk, Maine" , prepared by Dow & Coulombe Inc., dated December 22, 1986, recorded in said Registry in File #233, Page 3; and entitled "Cheshire Meadows Condominium – Floor Plans – Schedule D, Kennebunk, Maine", prepared by Dow & Coulombe Inc. dated December 22, 1986, and recorded in said Registry of Deeds in File #233, Page 4 and 5.

The Unit is conveyed with the BENEFIT OF and SUBJECT TO:

(a) Provisions of (i) the Maine Condominium Act, as that statute may be amended from time to time; (ii) the Declaration as the same may be amended from time to time by instrument recorded at the York County Registry of Deeds;

(b) Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration, By-Laws, Surveys, and Floor Plans of "Cheshire Meadows Condominium";

(c) Such taxes and assessments allocable to the Unit for the current fiscal (tax) year as are not due and payable on the date of delivery of the deed (or ownership transfer referred to herein);

(d) Together with the benefit of a certain easement for surface water and sub-surface water drainage system granted to C.M. Corporation by The Robert C. and Estelle W. Wellman and H.P.P., Inc. General Partnership, dated March 25, 1986, recorded in said Registry in Book 3965, Page 340;

(e) Together with the benefit of three (3) certain easements for sewer services granted to C.M. Corporation by the following deeds:

(1) The Rober C. and Estelle W. Wellman and H.P.P., Inx. General Partnership, dated March 25, 1986, recorded in said Registry in Book 3965, Page 328;

(2) The Rober C. and Estelle W. Wellman and H.P.P., Inx. General Partnership, dated August 14, 1986, recorded in said Registry in Book 3965, Page 334;

(3) Summerfields Associates, dated March 25, 1986, and recorded in said Registry in Book 3965, Page 337.

(f) Subject to the right of New England Telephone and Telegraph Company to construct and maintain a line of poles and wires over said parcel, said easement being 10.00 feet wide and described in said Registry in Book 758, Page 38; and also subject to easement deed granted to new Englend Telephone and Telegraph Company dated January 20, 1926, and recorded in said Registry in Book 758, Page 533;

(g) Subject to a certain utility easement granted by C.M. Corporation to Kennebunk Light and Power District and New England Telephone and Telegraph Company, dated October 31, 1986, recorded in said Registry in Book 4063, Page 039; and

(h) Subject to the Exception and Reservation to the Declarant, set forth in the aforesaid Declaration, said Exception and Reservation being the right to grant a right-of-way and easement for access to and from Summer Street over the "private drive" as shown on the Plan of "Cheshire Meadows – 1", recorded in said Registry of Deeds in Plan Book 148, Page 4 and in File #223, Page 2, and recorded in said Registry in File #223, Page 1, together with a connecting easement and right-of-way to extend Northeasterly from the Northwesterly sideline of said "Private Drive" to pass generally Westerly of "Building C" as shown on said Plans, to the Southwesterly sideline of the above-described parcel, both such proposed easements to be granted to The Rober C. and Estelle W. Wellman and H.P.P., Inc. General Partnership, its successors and assigns, to be used and maintained in common with the successors and assigns of the aforesaid Declarant.

Attached

Being the same premises conveyed to Karin E. Wetmore Warranty Deed of Michelle A. Dow dated June 12, 2015, and recorded at the York County Registry of Deeds, Book 17037, Page 721.

After recording return to:

Daniel T. Rush, P.A.
124 Fletcher Street
Kennebunk, Maine 04043

BK 17037 PGS 721 - 723
INSTR # 2015022440
RECEIVED YORK SS
06/16/2015 03:16:46 PM
DEBRA ANDERSON
REGISTER OF DEEDS

37

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WARRANTY DEED
(Maine short form)

I, **MICHELLE A. DOW**, of Kennebunk, Maine, for consideration paid, GRANT TO **KARIN E. WETMORE,** whose mailing address is 20 McTernan Street, Apt. 105, Cambridge, Massachusetts 02139 with **WARRANTY COVENANTS**, the premises located in Kennebunk, York County, Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN

IN WITNESS WHEREOF, the said **MICHELLE A. DOW** has executed this instrument this 12th day of June, 2015.

WITNESS

MICHELLE A. DOW

Maine R.E. Transfer Tax Paid

STATE OF MAINE
COUNTY OF YORK

JUNE 12, 2015

Then personally appeared the above-named **MICHELLE A. DOW** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~/Attorney at Law
Print Name: DANIEL T. RUSH
My commission expires:

EXHIBIT A – WARRANTY DEED
DOW TO WETMORE

A certain lot or parcel of land located in the Town of Kennebunk, County of York and State of Maine, being more specifically bounded and described as follows:

The unit ("Unit") designated as Unit No. 8, in Building B ("Building") and Garage No. 8 and Parking Space No. P-8 in the Cheshire Meadows Condominium, located on Summer Street, Kennebunk, Maine ("Condominium") created pursuant to the provisions of the Maine Condominium Act by Declaration dated December 30, 1986, and recorded in the York County Registry of Deeds in Book 4139, Page 106 ("Declaration") and as shown on survey and floor plans entitled, "Cheshire Meadows I", prepared by Dow & Coulombe Inc., Saco, Maine, dated October 12, 1985, revised February 6, 1986, March 6, 1986, March 31, 1986 and August 22, 1986, and recorded in said Registry in Plan Book 148, Page 4 and in File #223, page 2 in said Registry of Deeds; and entitled "Cheshire Meadows Condominium", prepared by Dow & Coulombe Inc., Saco, Maine, dated December 7, 1985, revised February 2, 1986, March 6, 1986 and August 22, 1986 and recorded in said Registry in File #233, Page 1; and entitled "Cheshire Meadows Condominium – Plat – Schedule 'C', Kennebunk, Maine", prepared by Dow & Coulombe Inc., dated December 22, 1986, recorded in said Registry in File #233, Page 3; and entitled "Cheshire Meadows Condominium – Floor Plans – Scheduled 'D', Kennebunk, Maine", prepared by Dow & Coulombe Inc. dated December 22, 1986 and recorded in said Registry of Deeds in File #233. Pages 4 and 5.

The Unit is conveyed with the BENEFIT OF and SUBJECT TO:

(a) Provisions of (i) the Maine Condominium Act, as that statute may be amended from time to time; (ii) the Declaration, as the same may be amended from time to time by instrument recorded at the York County Registry of Deeds;

(b) Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration, By-Laws, Surveys and Floor Plans of "Cheshire Meadows Condominium";

(c) Such taxes and assessments allocable to the Unit for the current fiscal (tax) year as are not due and payable on the date of delivery of this deed;

(d) Together with the benefit of a certain easement for surface water and sub-surface water drainage system granted to C.M. Corporation by The Robert C. and Estelle W. Wellman and H.P.P., Inc. General Partnership, dated March 25, 1986, recorded in said Registry in Book 3965, Page 340;

(e) Together with the benefit of three (3) certain easements for sewer services granted to C.M. Corporation by the following deeds:

(1) The Robert C. and Estelle W. Wellman and H.P.P., Inc. General Partnership, dated March 25, 1986 recorded in said Registry in Book 3965, Page 328;

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(3) Summerfields Associates, dated March 25, 1986 and recorded in said Registry in Book 3965, Page 337.

(f) Subject to the right of New England Telephone and Telegraph Company to construct and maintain a line of poles and wires over said parcel, said easement being 10.00 feet wide and described in said Registry in Book 758, page 38; and also subject to easement deed granted to New England Telephone and Telegraph Company dated January 20, 1926, recorded in said Registry in Book 758, Page 533;

(g) Subject to a certain utility easement granted by C.M. Corporation to Kennebunk Light and Power District and New England Telephone and Telegraph Company, dated October 31, 1986, recorded in said Registry in Book 4063, Page 039; and

(h) Subject to the Exception and Reservation to the Declarant, set forth in the aforesaid Declaration, said Exception and Reservation being the right to grant a right-of-way and easement for access to and from Summer Street over the "private drive" as shown on the Plan of "Cheshire Meadows – I", recorded in said Registry of Deeds in Plan Book 148, Page 4 and in File #223, Page 2, and recorded in said Registry in File #223, Page 1, together with a connecting easement and right-of-way to extend Northeasterly from the Northwesterly sideline of said "Private Drive" to pass generally Westerly of "Building C" as shown on said Plans, to the Southwesterly sideline of the above-described parcel, both such proposed easements to be granted to The Robert C. and Estelle W. Wellman and H.P.P., Inc. General Partnership, its successors and assigns, to be used and maintained in common with the successors and assigns of the aforesaid Declarant.

Being the same premises conveyed to Michelle A. Dow by Warranty Deed of Mary C. Fitzgerald dated August 29, 2012 and recorded at the York County Registry of Deeds in Book 16400, Page 280.