

WARRANTY DEED

**Peter C. Beaumont, Jr.** of Sebago, Cumberland County, Maine, for consideration paid, grant(s) to **Nicole Parkinson** of Gray, Cumberland County, Maine (whose mailing address is 43 Campbell Shore Road, Gray, Maine 04039) with Warranty Covenants, the following described real estate:

SEE ATTACHED EXHIBIT A

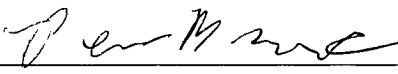
For grantors' source of title, reference may be had to a deed from Bruce W. Rust and Valerie C. Rust to the grantor(s) herein, dated August 31, 2012, recorded in Cumberland Registry of Deeds, Volume 29895, Page 216.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand(s) and seal(s) this 29 day of July, 2015.

WITNESS:

  
Peter C. Beaumont Jr.

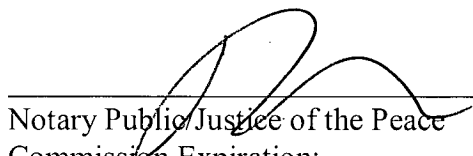
STATE OF MAINE  
COUNTY OF: Cumberland

July 29, 2015

Then personally appeared the above named Peter C. Beaumont Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

**JANET M. YANKOWSKY**  
NOTARY PUBLIC, STATE OF MAINE  
MY COMMISSION EXPIRES  
OCTOBER 18, 2019

  
Notary Public/Justice of the Peace  
Commission Expiration:

File No.: 15-0941p

MAINE REAL ESTATE TAX PAID

**EXHIBIT A**

A certain lot or parcel of land, together with any improvements thereon, situated in Sebago, Cumberland County, Maine, more particularly described as follows:

Beginning at the most westerly corner of the premises conveyed by Fox & Ginn Moving & Storage Co. to Gerald L. Warmhood by deed dated July 23, 1971 and recorded in Cumberland Registry of Deeds in Book 3186, Page 69, hereinafter referred to as "said Warmhood premises"; thence North 39° 25' East by said Warmhood premises, sixty-six (66) feet to a point; thence northwesterly at right angles to the last described course one hundred twelve (112) feet to a stake set in the ground; thence in a general southwesterly direction on a straight line course one hundred fourteen (114) feet to a point which is seventy-five (75) feet from the point of beginning; thence in a general southeasterly course seventy-five (75) feet to the point of beginning.

Together with a right of way for the passage of persons and automobiles between the premises hereinabove described and said roadway the exact location thereof to be as determined from time to time by Fox & Ginn, its successors and assigns. Upon the relocation of said right of way, at any time or times, all rights of the Grantee(s), their/its heirs, successors or assigns in and to any previously designed right of way shall terminate. The said right of way shall be the same right of way which serves premises now or formerly owned by Gerald L. Warmhood; it being understood that the Grantee(s), their/its heirs, successors or assigns, will have to cross said Warmhood premises to reach said right of way and that if the ownership of the premises herein conveyed is different from the ownership of said Warmhood premises, the subsequent conveyance of the premises herein conveyed will have to include a right to cross said Warmhood premises to reach said right of way.

The premises are subject to the following.

1. This conveyance includes the right in common with Fox & Ginn Moving & Storage Co., its successors and assigns, and others to use, repair, maintain, replace and relocate the water and sewerage systems and facilities which now serve the premises herein conveyed and this conveyance is made subject to the right of Fox & Ginn Moving & Storage Co., its successors and assigns, and others, to use, repair, maintain, replace and relocate the water and sewerage systems and facilities which serve other premises in the vicinity of the premises herein conveyed to the extent that they may presently cross the premises herein conveyed. The cost of any necessary repair, maintenance, replacement or relocation shall be born equitably by the owners of the premises served by the same and all of such work shall be done in a manner which disturbs to the minimum extent which is feasible the premises affected by such repair, maintenance, replacement, or relocation.
2. It is a term and condition of this conveyance which shall constitute a covenant running with the land for a period of twenty (20) years from the date hereof for the use and benefit of Fox & Ginn Moving & Storage Co., its successors and assigns, that no portion of the premises herein

conveyed may be conveyed in any way, in whole or in part, to result in the division of the premises herein conveyed so that it is separately owned by two or more separate owners.

3. This conveyance is made subject to, and includes, the same beach rights as set forth in certain deeds of Fox & Ginn Moving & Storage Co., Casco Terminal Warehouses and Portland Warehouse, dated February 20, 1969 and recorded in the Cumberland Registry of Deeds in Book 3077, Pages 340, 342 and 344.

It is agreed and understood that the rights reserved to Fox & Ginn Moving & Storage Co., its successors and assigns, in Paragraph 1 hereinabove, are limited to such systems and facilities which presently cross, or are within the above-described premises. Neither Fox & Ginn Moving & Storage Co., its successors or assigns, nor any other party claiming by, through or under it shall have the right to locate any such systems, or facilities within or across the above-described premises which are not presently there located.

Received  
Recorded Register of Deeds  
Aug 25, 2015 03:56:07P  
Cumberland County  
Nancy A. Lane