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Dunstan Crossing

WARRANTY DEED
*Corrective Deed

KNOW ALL BY THESE PRESENTS, THAT **CHAMBERLAIN CONSTRUCTION, INC.**, a Maine corporation with a place of business in Saco, Maine, for consideration paid, GRANTS to **Melissa Foshay** whose mailing address is 15 Frontrunner Way, with WARRANTY COVENANTS, [as sole owner] the real estate situated in the Town of Scarborough, Maine, described as follows:

Condominium Unit #195 Stewart Drive and its appurtenant interest in the Common Elements in Dunstan Crossing Condominium located in the Town of Scarborough, County of Cumberland and State of Maine under the Maine Condominium Act, 33 MRSA Section 1601-101 et seq., under Article 5 of the Dunstan Crossing Condominium Declaration dated December 22, 2008, and recorded in the Cumberland County Registry of Deeds at Book 26535, Page 216, as amended of record (the "Declaration"), and as shown on the Condominium Plats prepared by Sebago Technics, Inc., and recorded in said Registry of Deeds in Plan Book 209, Pages 3 and 4, in Plan Book 210, Pages 348 and 350, in Plan Book 213, Page 345, in Plan Book 215, Page 281, in Plan Book 219, Page 443, in Plan Book 222, Page 437, and in Plan Book 224, Page 501, and on the Subdivision Plan for Dunstan Crossing, US Route One/Broadturn Road, Scarborough, Maine prepared by Sebago Technics, Inc., and recorded in said Registry of Deeds in Plan Book 207, Pages 48 through 52, inclusive, last amended by the Eighth Amended Subdivision Plan for Dunstan Crossing, US Route One/Broadturn Road, Scarborough, Maine prepared by Sebago Technics, Inc., and recorded in said Registry of Deeds in Plan Book 223, Page 20, and as they may be further amended with the approval of the Town of Scarborough, and as shown on the Floor Plans recorded in said Registry of Deeds in Plan Book 210, Pages 346, 347, and 349, in Plan Book 213, Page 244, in Plan Book 215, Pages 280 and 282, in Plan Book 219, Pages 444 and 445, and in Plan Book 222, Pages 438 and 439, and in Plan Book 224, Pages 502 and 503, as the same may be amended.

Subject to and together with the benefit of the terms, provisions, rights and easements set forth or referred to in the Maine Condominium Act, the Declaration as it may be amended, said Plat and Plans, the Bylaws of the Dunstan Crossing Condominium Association and the Rules and Regulations of said Condominium Association. Excepting and reserving the title to the streets, drives and alleys as shown on the Plan. Subject to the obligation to pay a proportionate share of current real estate taxes not yet due and payable.

Subject to and together with the benefit of the Dunstan Crossing Master Declaration of Covenants, Conditions and Restrictions dated May 17, 2007, and recorded in said Registry of Deeds in Book 25113, Page 119 as amended of record, the Bylaws, Rules and Regulations and Design Guidelines of the Dunstan Crossing Master Association (the "Master Association"), the matters and notes set forth in the First Amended Subdivision Plans of Dunstan Crossing prepared by Sebago Technics, Inc., as approved by the Town of Scarborough Planning Board on April 23, 2007, and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Pages 234-238 as they may be amended with the approval of the

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Register of Deeds Jessica M. Spaulding E-RECORDED

Town of Scarborough and to the notes, easements and matters set forth or referred to therein or in said Plans.

Subject to the Maine Department of Environmental Protection Order dated October 10, 2006, and recorded in said Registry of Deeds in Book 24521, Page 144, as amended of record.

Reference is made to deeds from Raynan Properties LLC to Chamberlain Construction, Inc., recorded in said Registry of Deeds in Book 24792, Page 155, in Book 27657, Page 82, in Book 30307, Page 259, in Book 31661, Page 63, in Book 33712, Page 292, in Book 35393, Page 263, in Book 37826, Page 333, and in Book 39668, Page 165, and this conveyance is made subject to the reserved easements, rights, exceptions and other matters set forth or referred to therein.

WITNESS its hand and seal on April 30 , 2025.

CHAMBERLAIN CONSTRUCTION, INC.

Witness

By: _____
Preston Peabbles, its Vice President

State of Maine
County of York, ss April 30 , 2025

Then personally appeared the above-named Preston Peabbles in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Kelly Christian Sullivan NOTARY PUBLIC Exp. March 17, 2029 STATE OF MAINE

Before me,

_____
Notary Public/Maine Attorney at Law
Name:

Deed Dunstan Phase V Condo Unit # Master.doc

***Correcting because the previous Deed had two additional pages that were not part of the deed.**