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Debra L. Anderson
Register of Deeds

WARRANTY DEED

I, Peter W. Schroeter, of Saco, County of York, State of Maine, for consideration paid, grant to Pamela Jean Lassek and Cathy A. Stackpole, both of Saco, County of York, State of Maine, whose mailing address is 7 Christopher Terrace, Saco, Maine 04072, as joint tenants with **WARRANTY COVENANTS**, the land in Saco, York County, Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon situated generally northwesterly of Bay View Road and on the Northeasterly side of Christopher Terrace in the City of Saco, and being more particularly described as LOT TWENTY EIGHT (28) as shown and depicted on a plan entitled "Standard Boundary Survey of Plymouth Settlement, Saco, Maine" and recorded in the York Registry of Deeds in Plan Book 170, Page 12, to which plan and the record thereof reference is made for a more complete description of the within conveyed premises.

Maine R.E. Transfer Tax Paid

Also hereby conveying, to the extent reasonably required for the improvement of the within conveyed premises the easements in common with Juliana G. Clark, Trustee, and her successors and assigns, and all other lot owners on said Plan and Ocean Wood Associates, Inc., its successor and assigns, to construct, reconstruct, improve and maintain drainage swales or drainage conduits or way, for: surface water drainage, including the right to use machinery and equipment for such purposes, in and to the areas designated "30' wide drainage easements-See note 6" on said plan which 30 foot wide areas are bounded on the southwest by the northeasterly line of Vines Road at the corner of Lot 6 and at a point approximately mid-point on Lot 6 and by a line on said Vines Road in an area marked "C13" and on the north by a line labeled "T21", and to drain and discharge surface water therefrom into existing swales or streams which run from said line labeled "T21" northerly and northeasterly to the Goosefare Marsh.

Also hereby conveying to the extent reasonably required for the improvement of the within conveyed premises the right, in common with said Juliana Clark, Trustee, and her successors and assigns, and Ocean Wood Associates, its successors and assigns, to discharge surface water drainage into and through existing natural drainage courses lying on remaining lands of said Juliana G. Clark, Trustee, described in a deed from Susan Deering Ford and Anne Deering Emmons dated November 25, 1986 and recorded in said Registry of Deeds in Book 4094, Page 219, and the other lands of said Ocean Wood Associates, Inc. as described in deed from Robert W. Hale, et al., dated August 21, 1985 and recorded in the York Registry of Deeds in Book 3611, Page 80, along with the right to change of timing of such flows as may be reasonably necessary to full development for human occupation of the premises conveyed herein the owner(s) of the premises conveyed hereby will maintain water quality and the present rate of discharge, the quality of such discharge to be consistent with normal standards imposed by governmental authorities for surface water runoff associated with developmental projects. However, any containment facility or construction work required by the government authorities associated with the said development shall be constructed on the premises conveyed herein.

The above described premises are conveyed, to the extent it affects the same, to a reservation to said Juliana G. Clark, Trustee, and her successors and assigns, of rights-of-way in, over, under and upon Plymouth Drive and Vines Road for access and utilities and all other street

purposes, which rights-of-way shall be in common with others who may now have or may be granted similar rights, including the public to the extent the same are now or hereafter dedicated and accepted, shall be appurtenant to the remaining land of said Juliana G. Clark, Trustee, as described in said deed from Susan Deering Ford and Anne Deering Emmons referred to above.

The above described premises are hereby conveyed subject to drainage easements, setback lines, wildlife protection areas, notes and other matters set forth and shown on said plan to the extent they affect the same.

The above described premises are conveyed subject to the restrictions, covenants and conditions set forth in an instrument entitled "Restrictions" executed by the City of Saco Planning Board and Ocean Wood Associates, Inc., acknowledged by said Planning Board on May 31, 1988 and by said Ocean Wood Associates on July 7, 1988, and recorded in York Registry of Deeds in Book 4811, Page 141.

The above described premises are hereby conveyed subject further to the terms and conditions of a State of Maine Department of Environmental Protection Site Location Order dated March 24, 1988 and recorded in said Registry of Deeds in Book 4660, Page 166, including but not limited to the restriction that the Lot not be further subdivided without the approval of the Department of Environmental Protection.

The above described premises are also conveyed subject to the terms and conditions contained in "PLYMOUTH SETTLEMENT", Declaration of Covenants, dated July 26, 1988, and duly recorded in York Registry of Deeds in Book 4811, Page 107, and are conveyed subject to the provisions of a certain CONSERVATION EASEMENT given by Juliana G. Clark, Trustee, to the State of Maine dated August 17, 1988, and recorded in the York Registry of Deeds in Book 4811, Page 101, to the extent it affects the same. The above described premises are further conveyed subject to and together with the benefit of the various easements, rights of way, conditions reservations, and restrictions set forth in deed of Juliana G. Clark, Trustee of The Bay View Plymouth Realty Trust to the United States of America dated July 29, 1988, and recorded in the York Registry of Deeds in Book 4790, Page 320, and together with the reserved easement for the benefit of the above described property over other land of Ocean Wood Associates, Inc. as described in deed of Ocean Wood Associates, Inc. to the United States of America dated July 29, 1988, and recorded in the York Registry of Deeds in Book 4790, Page 319, to the extent they affect the within conveyed premises.

Also granting herewith with a perpetual right of way easement to use all the streets and ways shown on said plan for ingress to and egress from the within conveyed premises and for the use, introduction, maintenance and repair of all utility services, including, but not limited to sewer, water, electricity and storm drainage together with a right of entry on all such streets and way with men, vehicles, machinery and equipment necessary to accomplish the purpose of this grant.

The above described premises are conveyed subject to the terms of an easement given by Ocean Wood Associates, Inc. to Central Maine Power Company dated September 19, 1988, and recorded in York Registry of Deeds in Book 4874, Page 338.

Being the same premises conveyed to Peter W. Schroeter by Quitclaim Deed with Covenant of Kimberly A. Schroeter, dated July 13, 2007, and recorded in Book 15211, Page 483 of the York County Registry of Deeds.

WITNESS my hand and seal, this 27th day of August, 2012.

Witness:

Peter W. Schroeter

STATE OF MAINE
COUNTY OF YORK

August 27th, 2012

Then personally appeared the above named Peter W. Schroeter and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Connie Jo Minervino
Notary Public, Maine
My Commission Exp. 12/29/2014

Return Original Recorded Deed to:

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Atlantic Coast Title Co.
76 Atlantic Place
S. Portland, ME 04106