NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19369 PG 770**
Instr # 2023040988
12/29/2023 02:28:04 PM
Pages 2 YORK CO

DLN: 1002340260854

WARRANTY DEED

Cathy M. Hopkins and **Donald L. Hopkins** of Saco, York County, Maine, for consideration paid, grant(s) to **Margaret Trahan** of Windham, Cumberland County, Maine (whose mailing address is 10 Hayfield Lane, Windham, ME 04062) with Warranty Covenants, as the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Norman G. Labbe and Nancy P. Labbe to the grantor(s) herein, dated June 15, 2012, recorded in York Registry of Deeds, Book 16346, Page 445.

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.

Maine R.E. Transfer Tax Paid

Witness my/our hand(s) and seal(s) this 29TH day of DECEMBER, 2023.

WITNESS:

_____ Cathy M. Hopkins
Cathy M. Hopkins

_____ Donald L. Hopkins
Donald L. Hopkins

STATE OF MAINE
CUMBERLAND, ss DECEMBER 29, 2023

Then personally appeared the above named Cathy M. Hopkins and Donald L. Hopkins and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

_____
~~Notary Public/Justice of the Peace~~
Commission Expiration: NA

File No.: 2023-6328

PATRICK C. LEVER
STATE OF MAINE
ATTORNEY AT LAW
MAINE BAR NO. 005104

File No: 2023-6328

"Exhibit A"

A certain lot or parcel of land, together with any buildings or improvements thereon, situated generally Northwesterly of the Jenkins Road, so-called, in the City of Saco, York County, and State of Maine, and being Lot Five (5) as shown and depicted on plan entitled "Boundary Plan, Brookside Estates Jenkins Road, Saco, Maine", dated September 19, 1986, prepared by Stevens Associates, 73 Oak Street, Portland, Maine, and recorded in the York Registry of Deeds in Plan Book 154, Page 37, to which Plan and the record thereof reference may be had for a more particular and complete description of the within conveyed premises.

The above described premises are conveyed together with the right, in common with Silvio Lampugnale, his heirs and assigns, Southland Development Corporation, its successors and assigns, the original developers, and all other lot owners as shown on said Plan and the owner or owners of adjacent or nearby properties who may be granted the right to use the same by Silvio Lampugnale or Southland Development Corporation or their respective heirs, personal representatives, successors and specific assigns in and to the use of the streets and ways as shown on said Plan, for the purposes of ingress and egress, by foot or vehicles, and for the use, introduction, placement, maintenance, repair and replacement of all utility services customarily placed over, on or under such streets and ways for service to the within conveyed premises or to adjacent or nearby properties.

The above described premises are hereby conveyed (1) subject to such utility service easements or other easements or rights-of-way on, over, under or across said property as may now have any legal existence; (2) together with the benefit of any appurtenant utility service easements or other easements or rights-of-way; (3) subject to all federal, state and local land use statutes, ordinances and regulations; and (4) subject to the reserved right in favor of Silvio Lampugnale, his heirs and assigns and Southland Development Corporation, its successors and assigns to construct future roadways for access to adjacent or nearby properties as shown on said Plan as designated areas or by notes or otherwise including the reserved right to extend Winding Brook Lane if so approved by necessary regulatory agencies in the future.