After recording return to:

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

2pg

Doc# 2012048752
Bk 16436 Ps 574 - 575
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10/15/2012 2:14PM
Debra L. Anderson
Register of Deeds

Maine R.E. Transfer Tax Paid

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WARRANTY DEED
(Maine short form)

We, **ROBERT T. MILLS and ELAINE UGOLINI** of Kennebunkport, York County, Maine, for consideration paid, GRANT TO **MARY ELLEN CROWE, TRUSTEE of THE ADEL F. SAROFIM FAMILY TRUST, created under THE ADEL F. SAROFIM REVOCABLE TRUST, U/A DATED AUGUST 21, 2009** whose mailing address 19B Grove Street, Kennebunkport, Maine 04046, with **WARRANTY COVENANTS**, the premises located in Kennebunkport, York County, Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AN INCORPORATED HEREIN

IN WITNESS WHEREOF, the said **ROBERT T. MILLS and ELAINE UGOLINI** have executed this instrument this 14 day of September, 2012.

WITNESS

ROBERT T. MILLS

WITNESS

ELAINE UGOLINI

STATE OF MAINE
COUNTY OF YORK

September 14, 2012

Then personally appeared the above-named **ROBERT T. MILLS AND ELAINE UGOLINI** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Seal

Notary Public
Print name: Bridget M. Nickerson
My commission expires 3/4/2018

EXHIBIT A
MILLS and UGOLINI TO THE ADEL F. SAROFIM FAMILY TRUST

A certain lot or parcel of land, located at Oak Ridge Road, so-called, Kennebunkport, York County, State of Maine; being more particularly described as follows:

A certain lot or parcel of land, located at Oak Ridge Road, so-called, Kennebunkport, York County, State of Maine; being Lot No. 5 as the same is depicted and described on a plan by Durgin-Schofield Associates (James Vera) entitled "Subdivision of Land Kennebunkport, Maine" dated March 10, 1989 and recorded in the York County Registry of Deeds in Plan Book 184, Page 47.

The above-described property is conveyed together with the benefit of and subject to all matters depicted on the above-referenced Plan.

The above-described Premises are conveyed together with the right to utilize the area shown on the above-referenced Plan as open space. The area so designated is to be maintained in its natural state and may be utilized by the Grantee, it successors and assigns, for the purpose of passive recreation; provided that such or utilization of the open space shall not interfere with other lot owners quiet enjoyment of their property.

The above described Premises are conveyed subject to a certain easement for the installation, maintenance and utilization of a portion of a septic disposal field servicing Lot 6, all as set forth in the Deed dated April 24, 2002 and recorded in the York County Registry of Deeds in Book 11571, Page 319, as modified by Easement Modification Agreement dated June 5, 2002 and recorded n Book 11734, Page 306, York Registry. Reference is further made to Affidavit of Richard A. Hull, III dated October 3, 2012 and recorded October 4, 2012 in Book 16428, Page 956, York Registry.

The Grantee on behalf of themselves, their heirs, assigns and successors in interest agree to locate the septic disposal system in accordance with the plans submitted to the Town of Kennebunkport as part of the subdivision process (copy provided as part of the Purchase and Sale Agreement) and further agrees not to install a well on this lot within 100 feet of the proposed septic disposal area for any abutting lot as shown on said approval plans.

Being the same premises conveyed by Oak Ridge, Inc. to Robert T. Mills and Elaine Radenkovich, now known as Elaine Ugolini by deed dated May 24, 2002 and recorded in the York County Registry of Deeds in Book 11734, Page 282. Note: The Exhibit A attached to the above referenced deed incorrectly referenced the grantee as Waters instead of Mills/Ugolini.

The above referenced premises are subject to certain covenants, restrictions and conditions set forth in the above referenced deed which by their terms expired in 2010, to the extent the same remain in effect.

END OF DOCUMENT