

DLN: 1002440271622

WARRANTY DEED

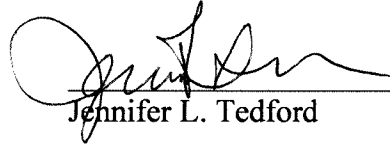
KNOW ALL BY THESE PRESENTS THAT We, **MATTHEW C. CROSS**, of Nairobi, Kenya, and **JENNIFER L. TEDFORD**, of Sanford, Maine, for consideration paid, grant to **ANGELO GARCIA** and **BRIANNA GARCIA**, of 147 Mouse Lane, Alfred, Maine 04002, with Warranty Covenants as JOINT TENANTS, the real property situated in the City of Sanford, County of York and State of Maine, described as follows:

SEE EXHIBIT A HERETO ATTACHED

The current property address is 1 Seneca Avenue, Sanford Tax Map L31, Lot 31.

Signed, sealed, witnessed and delivered this 30th day of April, 2024.

WITNESS



Jennifer L. Tedford

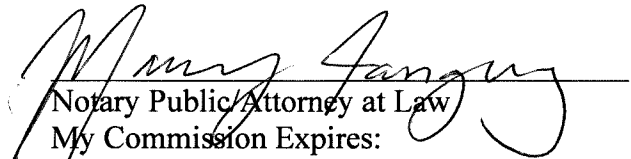
STATE OF MAINE

Cumberland
County of ~~York~~, ss.

April 30, 2024

Then personally appeared the above named Jennifer L. Tedford and acknowledged the foregoing instrument to be her free act and deed.

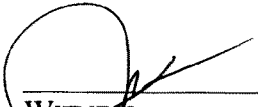
Before me,

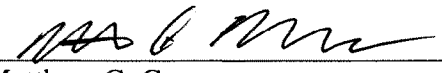


Notary Public/Attorney at Law
My Commission Expires:
Print Name:

Mary Katherine Tanguay
State of Maine
Attorney at Law
Maine Bar No. 6185

Maine R.E. Transfer Tax Paid


WITNESS


Matthew C. Cross

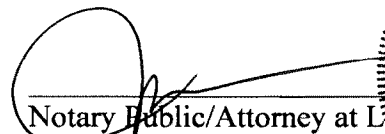
STATE OF MAINE

County of York, ss.

January 30, 2024

Then personally appeared the above-named Matthew C. Cross, and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law
My Commission Expires:
Print Name:

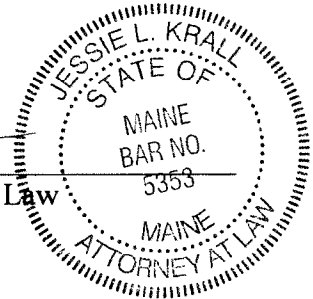


EXHIBIT A

Property Address: 1 Seneca Avenue, Sanford, Maine 04073

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Sanford, County of York, and State of Maine, and located on the Westerly side of Seneca Avenue, and being more particularly bounded and described as follows: Lot #1 as the same as depicted on Plan of Brookside Acres, which plan is recorded in the York County Registry of Deeds in Plan Book 105, Page 46, reference to which is hereby made for a more particular description of the property herein conveyed.

Said lot is conveyed subject to all conditions and restrictions shown on said Plan regarding drainage and subject to a 25 foot easement to be granted to the City of Sanford for the maintenance of Goodall Brook as well as the removal of organic material.

The above conveyance is made subject to the following conditions and restrictions for the benefit of the Grantors and their heirs, personal representative and assigns.

1. That all building plans and materials be approved in advance by the Ernest N. Kostis. See warranty deed of Ernest N. Kostis, et ux to C & S Development of current date to be recorded in the York County Registry of Deeds.
2. No more than one duplex house and garage appurtenant to the same may be erected on said lot and that said duplex and garage cost at least \$30,000.00.
3. That the exterior of all buildings built upon said lot, including all landscaping, shall be completed within two years after construction of said building is commenced.

For Grantors Source of Title see:

1. Revocable Transfer on Death Deed of Charles F. Cross to Matthew C. Cross and Jennifer L. Tedford dated August 9, 2022 and recorded in the York County Registry of Deeds at Book 19088, Page 344.
2. Notice of Death Affidavit signed by Matthew C. Cross and Jennifer L. Tedford and recorded in the York County Registry of Deeds at Book 19384, Page 759.