

Return to:

WARRANTY DEED

DLN:1002440277810

KNOW ALL PERSONS BY THESE PRESENTS: That **George J. Bergevine** and **Gary W. Stayer**, of 804 Cypress Blvd., #508, Pompano Beach, FL 33069, for consideration paid grant to **Jeffrey M. Volk**, of 22 Sturgeon Creek Drive, Eliot, ME 03903, with WARRANTY COVENANTS:

A unit known and designated as Unit 1 in Sandy Brook Condominiums, located in the Town of Wells, County of York and State of Maine, as shown on a Condominium Plat of Sandy Brook Condominiums prepared by Sebago Technics and accompanying Diagrammatic Floor Plans prepared by Joy & Hamilton Architects, Inc., recorded in York County Registry of Deeds in Plan Book 660, Pages 4-8, inclusive, and specific reference is made to the Declaration of Condominium of Sandy Brook Condominiums, a condominium created pursuant to the Maine Condominium Act of the Maine Revised Statutes, as amended, Title 33, Section 1601-101, et seq., which Declaration is dated March 22, 2006 and recorded in said Registry of Deeds in Book 14829, Page 379, as amended and restated by instrument dated August 26, 2006 and recorded in said Registry of Deeds in Book 14936, Page 774, as it may be further amended, including first amendment dated August 30, 2006 and recorded in said Registry of Deeds in Book 14942, Page 266, to which reference is hereby made and the same is incorporated by reference herein (hereinafter called the ""Declaration"").

Said unit is conveyed together with:

- 1) the allocated interest in the common areas and facilities of the condominium described in the Declaration attributable to the unit as stated in Appendix II of the Declaration, as amended;
- 2) an exclusive right to use the limited common areas appurtenant to the unit as specified in the Declaration, and shown on said Condominium Plat and Diagrammatic Floor Plans;
- 3) an easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, sewer, water and other public utility lines, driveway and recreation areas, and other common areas and open space, and facilities located in any of the other units or elsewhere on the property and serving the unit;
- 4) all rights and easements in common with other units owners as described in the Declaration, including the description of property attached as Appendix I to the Declaration;
- 5) all fixtures of any kind now placed in or on said unit.

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Said unit is conveyed SUBJECT to:

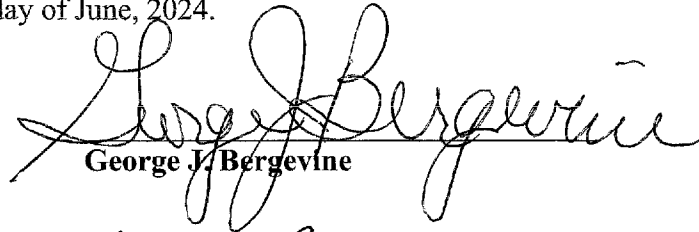
- a) all easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration of Condominium, including, but not limited to, those contained in the description of the property attached, and the recorded Declaration of Affordable and Elderly Housing Covenants recorded in said York County Registry of Deeds in Book 14824, Page 592;
- b) an easement in favor of the other units to use the pipes, wires, ducts, flues, cables, conduits, sewers, water lines and other public utility lines, driveway and recreation areas, and other common areas, open space and facilities located in the unit or elsewhere on the property and serving such other units;
- c) exclusive rights in favor of the owner of any unit to use the limited common areas appurtenant to such unit;
- d) the provisions of the Declaration and appendices thereto, by-laws and floor plans of Sandy Brook Condominium Owners Association recorded and filed simultaneously with and as part of the Declaration, as the same may be amended or modified from time to time by instrument recorded or filed in the York County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, his family, servants and visitors, as if those provisions were recited and stipulated at length herein.
- e) obligations of unit owners at Sandy Brook to the Riverbend Woods Association, an umbrella Association responsible for the maintenance and continuity of various common easement areas to be shared by Sandy Brook with such other condominiums as may be declared by Kasprzak Homes, Inc.

Meaning and intending to describe and convey the same premises conveyed to George J. Bergevine and Gary W. Stayer by Warranty Deed of Kasprzak Homes, Inc. dated June 18, 2007 and recorded in the York County Registry of Deeds at Book 15201, Page 646.

See signatures on the following page

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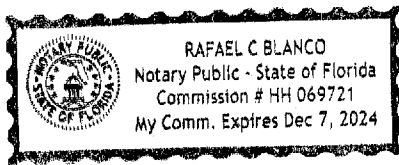
Executed this 20 day of June, 2024.


George J. Bergevine


Gary W. Stayer

STATE OF FLORIDA
COUNTY OF BROWARD, ss.

Then personally appeared before me on this 20 day of June, 2024 the said **George J. Bergevine** and **Gary W. Stayer** and acknowledged the foregoing to be their voluntary act and deed.




Notary Public
Commission expiration: Dec. 7, 2024

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