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WARRANTY DEED
Joint Tenancy

We, **JAMES K. TURCOTTE** and **MARY BETH S. TURCOTTE, F/K/A MARY BETH SIRVIRIS,** of the Town of Old Orchard Beach, County of York and State of Maine, for consideration paid, grant to **CYNTHIA L. FLETCHER,** of the Town of Ashland, County of Grafton, and State of New Hampshire, whose mailing address is P.O. Box 1291, Ashland, NH 03217, **ANGELA D. BOLDUC** and **KYLE B. BOLDUC**, of the City of Saco, County of York and State of Maine, whose mailing address is 37 Richards Way, Saco, ME 04072, with **WARRANTY COVENANTS**, all as Joint Tenants, the following described real estate situated in the Town of Old Orchard Beach, York County, Maine:

MAINE R.E TRANSFER TAX PAID

Condominium Unit 3 in Building A of Fairway Pond Condominiums as shown on the Plats and Plans of Fairway Pond Condominiums duly recorded in the York County Registry of Deeds in Condo File #547, Pages 1 through 6, together with such Unit's percentage interest in the common areas of the condominium as described in the Declaration of Fairway Pond Condominiums duly recorded in said Registry in Book 11683, Page 295, as said Declaration has been amended through the date hereof.

Being the same premises conveyed to James K. Turcotte and Mary Beth Sirviris, n/k/a Mary Beth S. Turcotte, by warranty deed of K Land Partners, LLC, dated June 9, 2003, and recorded in the York County Registry of Deeds in Book 13143, Page 96.

The above described Unit is also conveyed with the exclusive right to use the limited common elements appurtenant to the Unit as specified in the said Declaration and Plats and Plans of Fairway Pond Condominiums, together with the use of Garage Space 3, as the same was assigned to the Grantors, their heirs and assigns, by the above-referenced deed of K Land Partners, LLC, pursuant to Section 3.4 of the Declaration.

The said Unit is also conveyed subject to or with the benefit of the terms, covenants, conditions, restrictions and easements set forth in Exhibit A to the said Declaration of Fairway Pond Condominiums, including the rights, restrictions, assessments, terms and conditions set forth in the Declaration of Covenants, Conditions and Restrictions for the Dunegrass Community Association, Inc. dated January 16, 1989, recorded in said Registry in Book 5083, Page 43 (the DCCR), including, without limitation, the requirement that all improvements and structures be approved by said Association, the obligation to pay common assessments, to abide by the By-laws and Rules of Dunegrass Community Association, Inc. and to respect the rights of the Declarant set forth or referred to therein.

Initial Initial Initial AB

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WITNESS our hands and seals, this 16th day of May, 2019.

Witness

JAMES K. TURCOTTE

Witness

MARY BETH S. TURCOTTE

STATE OF MAINE
COUNTY OF YORK, ss. May 16, 2019

Personally appeared the above-named James K. Turcotte and Mary Beth S. Turcotte and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Barbara J. Dresser, Attorney at Law

2 pgs

Jones & Warren, P.A.
Main Street Title Co.
146 MAIN STREET, SUITE 204
SACO, ME 04072

Initial

Initial Initial