(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, That I, **JOAKIM O. WAHLSTROM and PENELOPE R. WAHLSTROM** of Cumberland, Cumberland County, State of Maine for consideration paid, grant to **DAVID B. ROBINSON,** having a mailing address of 44 Washington Street, Apt 1214A, Brookline, MA 02445, with **WARRANTY COVENANTS,** the land in Cumberland, in the County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine and being bounded and described as follows:

ALL of the land shown as **Lot Number 5** (the "Property") on a plan entitled "Final Subdivision Plan for 'Schooner Ridge' on Route 88, Cumberland, Maine for Housing Resources Corporation" by Owen Haskell, Inc., last revised on August 19, 1985 and approved by the Cumberland Planning Board and recorded in the Cumberland County Registry of Deeds in **Plan Book 150, Page 58** (the "Plan").

Together with the right, in common with others, of access to the shore through Park Areas designated on the Plan of Schooner Rocks, Cumberland, Maine recorded in the Cumberland County Registry of Deeds in Plan Book 69, Page 26, subject, however, to the Schooner Rocks Subdivision recorded in the said Registry of Deeds in Book 2854, Page 25; Provided, however, that the Warranty Covenants of this Deed shall not be applicable to said right of access.

The property is hereby conveyed **subject to** and with the benefit of the covenants, restrictions, easements, and agreements shown on the Plan or set forth in the Schooner Ridge Declaration of Protective Covenants dated October 25, 1985 and recorded in the said Registry of Deeds in Book 6946, Page 32.

BEING the same premises conveyed to **Joakim O. Wahlstrom** and **Penelope R. Wahlstrom** by virtue of a deed from David E. Gannon, dated June 12, 2009 and recorded in the Cumberland Registry of Deeds in Book 27005, Page 31.

70013 Bk:

WITNESS our hands this 10th day of ~~November~~ December, 2010.

Witness

Witness

Joakim O. Wahlstrom

Penelope R. Wahlstrom

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

~~November~~ December 10, 2010

Personally appeared the above named **Joakim O. Wahlstrom** and **Penelope R. Wahlstrom,** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

~~Attorney at Law~~ / Notary Public

Print Name

My Commission Expires

After recording return to:
David B. Robinson
28 Schooner Ridge Road
Cumberland Foreside, ME 04110

Zdrive/wahlstromdeed/mjk

Jennie A. Kane
A Notary Public of Maine
My Commission Expires March 22, 2013

SEAL

Received
Recorded Register of Deeds
Dec 14,2010 03:33:21P
Cumberland County
Pamela E. Lovley