Docusign Envelope ID: 02D82E8D-9DC9-8183-833A-7D5F06F6E242

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Prepared by and return to:
Peggy Williams
Gateway Title of Maine, a Div of Liberty Title & Esc Co, LLC
230 B Searsport Avenue
Belfast, ME 04915

DLN: 1001840027823

File Number: **TME18006562F**

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DS JB Initial NB DS EVB

Warranty Deed

MAINE REAL ESTATE TAX PAID

John J. Bouchard and Cheryl Lynn Bouchard, both of **Brunswick,** County of **Cumberland** and State of **Maine** FOR CONSIDERATION PAID, grant to **Norann Baranello, John Baranello and Emily Baranello**, all of **Trenton**, County of **Hancock** and State of **Maine** as joint tenants with WARRANTY COVENANTS, the following described real property located in the City/Town of **Brunswick**, County of **Cumberland** and State of **Maine**, being bounded and described as follows, to wit:

The land in Brunswick, Cumberland County, State of Maine:

A Unit known and designated as Unit 13 (the "Unit") of the Oakwood Terrace Condominium ("Condominium") created pursuant to the provisions of the Maine Condominium Act by Declaration dated January 29, 2010, and recorded in the Cumberland County Registry of Deeds in Book 27565 at Page 1 ("Declaration"), as amended by First Amendment to Oakwood Terrace Condominium Declaration of Condominium dated June 20, 2011, recorded in Book 28774, Page 287, and as-further amended by a Second Amendment to Oakwood Terrace Condominium Declaration of Condominium dated April 13, 2018, recorded in Book 34800, Page 15; and as shown on the plats and plans recorded at said Registry in Plan Book 210, Page 24.

Unit 13 is conveyed with the benefit of and subject to:

(a) Covenants, conditions, restrictions, reservations, easements, liens for assessments, and limitations on title, created by the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Statutes of 1964, as amended;

(b) Existing rights, obligations, easements, restrictions, licenses, covenants and conditions, reserved or contained or referenced in the Declaration including the Grantee(s) percentage of ownership of the common elements as set forth in said Declaration, as the same may be amended from time to time by instrument recorded in the Cumberland County Registry of Deeds;

(c) Such taxes and assessments allocable to the unit for the current fiscal (tax) year as are not due and payable on the date of delivery of this deed.

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Being a portion of the premises conveyed to John J. Bouchard and Cheryl Lynn Bouchard, by Virtue of Deed from John J. Bouchard, dated March 07, 2007 and recorded on February 21, 2008 in Cumberland County Registry of Deeds in Book 25830, Page 267.

Reference is made to deed from Duane Webber to Oakwood Terrace LLC, dated June 19, 2009 and recorded in said Registry in Book 27141, Page 66.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS, our hands and seals this 18 day of May, 2018.

John J. Bouchard

Cheryl Lynn Bouchard

State of MAINE
County of Cumberland

May 18, 2018

Personally appeared John J. Bouchard and Cheryl Lynn Bouchard and they acknowledged the foregoing instrument to be their free act and deed.

Before me,
Notary Public/Attorney at Law

SUSAN LEIGH
Notary Public-Maine
My Commission Expires
November 05, 2022

Received
Recorded Register of Deeds
May 23,2018 09:57:19A
Cumberland County
Nancy A. Lane