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MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Statutory Short Form

DLN: 2093794

KNOW ALL BY THESE PRESENTS, That **I, Elizabeth Conley**, whose mailing address is **18 Pennywhistle Drive, Windham, ME 04062**, for consideration paid, grant to **Michael Langan and Kelly Langan** whose mailing address is **3 Granite Drive, Sidney, ME 04330,** as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Windham**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

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

Being Lot #4 as shown on a plan entitled "Final Subdivision Plan Durant Homestead Property of Matt Hancock Properties, LLC", dated March 25, 2019 by Plisga & Day Surveyors, and recorded on Tune 18, 2020 in the Cumberland County Registry of Deeds as Plan Book 220, Page 182. Said lot being conveyed subject to the terms and conditions on said Plan, which terms and conditions are incorporated by reference and made part of this deed as if fully set forth herein. Said Plan was duly approved by the Town of Windham Planning Board on April 8, 2019. Also conveying an easement and a right-of-way for access and utilities from Chute Road, so called, over Pennywhistle Drive, so called, as shown on the Plan.

The premises conveyed herein shall be held, sold and conveyed subject to the following restrictions and conditions which shall touch and concern and run with the title thereto, and be binding on all parties having any tight, title, or interest in said premises or any part thereof:

1. Restrictive covenants as set forth in an instrument entitled "Durant Homestead Restated Declaration of Restrictive Covenants," dated June 16, 2020 and recorded in the Cumberland County Registry of Deeds at Book 36835, Page 175, which Restated Declaration and all exhibits are included by reference herein, and any further amendments thereto.

2. Restrictive covenants set forth in the above said Restated Declaration for forested stormwater buffers and meadow stormwater buffers which touch and concern lots 1,2, 3, 5, 6, 13, 14, 15, 17, 23, and 25 which covenants are included herein by reference. The plot plan attached thereto as Exhibit B specifies the location of the buffer on the lot herein conveyed and the location of any wetlands affecting said lot.

3. All matters set forth in the State of Maine, Department of Environmental Protection Findings of Fact and Order dated January 25, 2019 and recorded in the Cumberland County Registry of Deeds at Book 35434, Page 1.

4. Any future conveyance of the property herein conveyed shall specifically include the above restrictions.

Initial kl Initial ML

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11/12/2024, 08:48:43A
Register of Deeds Jessica M. Spaulding E-RECORDED

5. Subject to an easement for utilities granted by Matt Hancock Properties, LLC to Central Maine Power by instrument dated June 22, 2020 and to be recorded in the Cumberland County Registry of Deeds.

Meaning and intending to convey and conveying the real property described in a deed to **Elizabeth Conley** dated December 23, 2021 and recorded with the Cumberland County Registry of Deeds in Book 39036, Page 194.

Witness my hand and seal this 6 day of November, 2024.

Witness:

_____

Elizabeth Conley

STATE OF **MAINE**
COUNTY OF **CUMBERLAND**, ss. November 6, 2024

Personally appeared on the above date, the above-named **Elizabeth Conley** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026

_____
Notary Public/Attorney at Law
Print name:
Exp: _____

Initial kl Initial ML