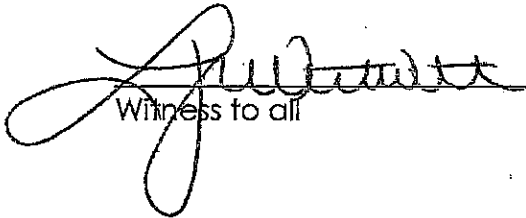


**WARRANTY DEED**  
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

**KNOW ALL MEN BY THESE PRESENTS**, That I/we **John J. Goggins** of the City/Town of Portland in the State of Maine, for consideration paid, grant(s) to **Brian Van Brock** whose mailing address is P.O. Box 4313, Tequesta, Florida 33469, with **WARRANTY COVENANTS**, the real property situated in **Portland**, County of **Cumberland** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hands(s) and seal(s) this 14th day of September, 2005.

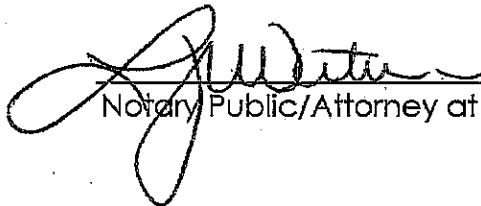
  
Witness to all

  
John J. Goggins

State of Maine  
Cumberland, ss.

September 14, 2005

Personally appeared before me the above named **John J. Goggins** and acknowledged the foregoing instrument to be his free act and deed.

  
Notary Public/Attorney at Law

LESLEY J. WENTWORTH  
Notary Public, Maine  
My Commission Expires November 12, 2006

**EXHIBIT A**  
(DEED)

Residential Unit 305 of Chandler's Wharf Condominium, located in the City of Portland, County of Cumberland and State of Maine, as described in the Declaration of Condominium for Chandler's Wharf Condominium dated February 17, 1987, recorded in Cumberland County Registry of Deeds in Book 7642, Page 294, as amended by First Amendment to Declaration of Condominium dated April 22, 1987, and recorded in said Registry of Deeds in Book 7743, Page 187, and by Second Amendment to Declaration of Condominium dated July 20, 1987, recorded in said Registry of Deeds in Book 7885, Page 280, and by Third Amendment to Declaration of Condominium dated December 30, 1988, and recorded in said Registry of Deeds in Book 8613, Page 246 (the "Declaration"); and as shown on the Plats and Plans of Chandler's Wharf Condominium drawn by Archtellic, which Plats and Plans are recorded in said Registry of Deeds in Plan Book 161, Page 3, as amended by Plan entitled "First Floor Units, Typical Cross Section" revised April 8, 1987, and recorded in said Registry in Plan Book 162, Page 30, as further amended by the Condominium Plat for Chandler's Wharf Condominium (Revision 7, dated June 25, 1987) and recorded in said Registry of Deeds in Plan Book 164, Page 15, and as further amended by Plan of Central Wharf consisting of three sheets dated September 3, 1987, and recorded in said Registry in Plan Book 165, Page 63 (the "Plats and Plans").

**TOGETHER WITH:**

A percentage interest in the Common Elements and facilities of the Condominium as set forth in said Second Amendment to Declaration; and

An exclusive right to use the Limited Common Elements appurtenant to the Unit as specified in the Declaration and as shown on the Plats and Plans.

**TOGETHER WITH AND SUBJECT TO:**

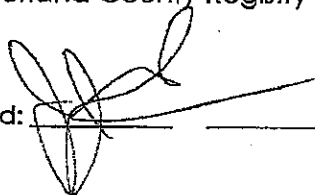
All rights and easements as described or referred to in the Declaration;

All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration;

The provisions of the Declaration, the Plats and Plans and the By-Laws for Chandler's Wharf Owner's Association, as the same may be amended or modified from time to time, 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.

Meaning and intending to convey and hereby conveying the same premises conveyed to John J. Goggins by warranty deed of Dana Towle Wigton dated March 10, 2003, and recorded in the Cumberland County Registry of Deeds in Book 19002, Page 215.

Reviewed and Approved: \_\_\_\_\_



Received  
Recorded Register of Deeds  
Sep 15 2005 03:13:13P  
Cumberland County  
John B O'Brien