

**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that Roth Rogers Realty, LLC, a Maine limited liability company with its principal place of business in Lexington, Massachusetts, for consideration paid, **grants** to Nicholas S. Estes ofd, County of Cumberland and State of Maine, whose mailing address is 83 Rolling Hills Drive, Standish, Maine 04084, with **Warranty Covenants**, the land with buildings thereon, in Falmouth, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, with any buildings thereon, with any improvements thereon, situated in the Town of Falmouth, County of Cumberland and State of Maine, being depicted as Lot 17 on a plan entitled "Amended Subdivision Plat Plan for Stone Ridge Farm" prepared by Mitchell & Associates dated December 5, 2006 and revised January 10, 2007 and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Page 80 (the "Subdivision Plan"), referenced to which is hereby made for a particular description of said Lot 17 herein conveyed.

Also conveying an easement or right of way for ingress and egress and the installation and maintenance of all customary utilities over, along and within all roads and ways depicted on the Subdivision Plan for use in common with other Lot Owners and others, such use being subject to the terms and conditions of the Declaration.

This conveyance is made subject to and together with the benefits and obligation set forth in an instrument titled Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions for Stone Ridge Farm dated March 29, 2007 and recorded in said Registry of Deeds in Book 24965, page 280 (the "Declaration") as such Declaration may be amended from time to time. By acceptance of this deed, the Grantee herein also agrees to be subject to the Bylaws and any Rules and Regulations of the Stone Ridge Farm Owners Association.

This conveyance is also subject to the General notes and all matters, terms, conditions and such state of facts as depicted on the Subdivision plan, including Note #22 which states as follows: "Waste water disposal fields on Lots 2, 3, 4 and 5 shall be designed with Eljin In-Drains."

This conveyance is also subject to the terms, restriction and conditions of a DEP Site Location Order for Stone Ridge Farm Subdivision dated July 17, 2006 and recoded in said Registry of Deeds in Book 24236, Page 86 and a DEP Condition Compliance for Stone Ridge Farm dated December 22, 2006 and recoded in said Registry of Deeds in Book 24759, Page 215. All future conveyance of this must specifically reference the restrictions set forth in this paragraph.

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Meaning and intending to convey a portion of the premises conveyed to the Grantor by deed from George J. Rogers and Sheryl Roth Rogers, dated March 24, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23838, Page 85.

IN WITNESS WHEREOF, the said Roth Rogers Realty, LLC. has caused this instrument to be signed in its company name by George J. Rogers, its President, and thereunto duly authorized, this 21st day of October, 2008.



Roth Rogers Realty, LLC

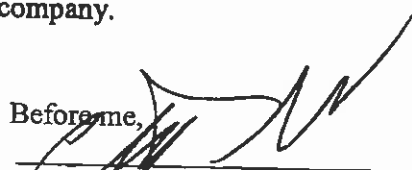
By: George J. Rogers
Its: President

State of Maine
County of Cumberland

October 21, 2008

Then personally appeared the above named George J. Rogers, President of Roth Rogers Realty, LLC and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of the limited liability company.

Before me,


Notary Public/ Attorney at Law

C TRENT GRACE
Notary Public Maine
My Commission Expires February 2 2015

Received
Recorded Register of Deeds
Oct 22, 2008 02:10:49P
Cumberland County
Pamela E. Lovley