

STATUTORY WARRANTY DEED
(Maine Statutory Short Form)

CUSTOM BUILT HOMES OF MAINE, INC., a Maine Corporation with a place of business in the Town of Windham, County of Cumberland and State of Maine

For Consideration Paid, GRANTS with WARRANTY COVENANTS TO:

Richard A. Breslin and Jennifer A. Breslin, with a mailing address of 1324 Seven Springs Blvd. #307, New Port Richey, FL 34683, as Joint Tenants

the following described real property situated in Old Orchard Beach, York County, Maine:

Unit Number K-58 / 91 Kavanaugh Road of CIDER HILL VILLAGE CONDOMINIUM, situated in the Town of Old Orchard Beach, County of York, and State of Maine, as shown on a Subdivision and Condominium Plan entitled "Cider Hill Village" dated September 24, 2001, as amended June 30, 2004 and approved by the Old Orchard Beach Planning Board on August 5, 2004, being sheet C2 prepared by Pinkham and Greer, being a condominium living unit subject to and with the benefit of the Declaration of Condominium dated November 1, 2002 and recorded in the York County Registry of Deeds in Book 12059, Page 109, as amended of record to date, which Declaration has been made pursuant to the Maine Condominium Act of the State of Maine; including within this conveyance the percentage interest in condominium or common areas and facilities and the use of certain condominium limited common areas and facilities appurtenant to the unit herein conveyed and more fully described in said Declaration, as amended and restated, the Annexes attached thereto and the surveys and floor plans to which reference is made therein; this conveyance is made subject to but with the benefit of the terms, provisions and easements set forth or referred to in said Maine Condominium Act, Declaration, survey, floor plans and the Bylaws of Cider Hill Condominium Association, the incorporated association formed to manage the condominium property of which the premises described herein are a part; this conveyance is also made subject to the easements and other matters affecting title set forth or referred to in said Declaration, as amended and restated.

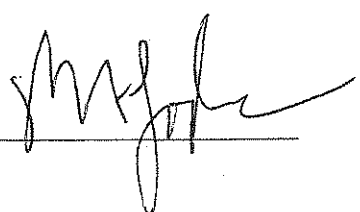
Reference is made to a Plat entitled "Cider Hill Village" dated September 24, 2001 being sheet C-1 by Pinkham and Greer was approved by the Old Orchard Beach Planning Board on May 14, 2002 and recorded in the York County Registry of Deeds in

Condominium File #549, Page 31. Supplemental Plats prepared by Pinkham and Greer consisting of sheets #C2A dated September 27, 2001 and #C-17, #C-18 and #C-19 dated September 24, 2001, and initial Plans prepared by Bruce W. MacLeod P.E. consisting of sheets #BV3-2, #BV3-3, and #BV-6, #BV2-2, BV-7, #EG-2, #EG-3 and #EG-4, #OP 3-2 and Ocean Park Units D Sections, all generally dated September 23, 2002; Plans prepared by Planning and Design Associates, Supplemental Plat prepared by Pinkham and Greer consisting of sheet #C-17 dated September 24, 2001 was approved by the Old Orchard Beach Planning Board on August 27, 2003; Phase III Layout Plan North and South prepared by Pinkham and Greer consisting of sheets #C-26 and #C-27 dated September 22, 2003 was approved by the Old Orchard Beach Planning Board on November 19, 2003; Supplemental Subdivision and Condominium Plan prepared by Pinkham and Greer consisting of sheet #C2, dated September 21, 2001 and approved by the Old Orchard Beach Planning Board on August 5, 2004; Phase IV Layout Plan - West prepared by Pinkham and Greer consisting of sheets #C32 dated April 26, 2004 and approved by the Old Orchard Beach Planning Board on August 5, 2004 are recorded at the York County Registry of Deeds in Condominium File 549, Pages 2 through 36 inclusive.

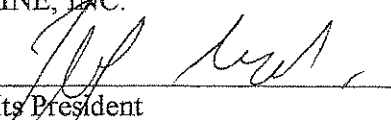
This conveyance is made SUBJECT to the current real estate taxes to the Town of Old Orchard Beach subject to proration at the closing, which the Grantees herein by acceptance of this deed hereby assume and agree to pay.

Being the same premises described in a deed to the Grantor herein by deed of Royal River Development Company, of even date herewith, to be recorded in the York County Registry of Deeds.


IN WITNESS WHEREOF, the said Custom Built Homes of Maine, Inc., has caused this instrument to be signed and sealed by Ronald S. Smith, Jr., its President, duly authorized this 26 day of ~~February~~^{January}, 2006.



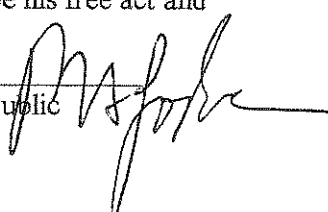
CUSTOM BUILT HOMES OF MAINE, INC.

By 
Its President

THE STATE OF MAINE Cumberland, ss.

~~February~~ 26, 2006 
January

Then personally appeared the above-named Ronald S. Smith, of Custom Built Homes of Maine, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Attorney at Law/Notary Public 

PETER H. GODSOE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 5, 2009