

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **Peter J. Recupero** of Portland, County of Cumberland and the State of Maine, for consideration paid, **GRANTS** to **Patricia L. Perkins** of Falmouth, County of Cumberland and the State of Maine, whose mailing address is 288 Foreside Road, Falmouth Maine 04105 with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland and State of Maine, described as follows:

The unit known and designated as Cluster Cushing, Unit No. Two (2) in Ledgewood located in Portland, Cumberland County, State of Maine, as shown on survey by Land Use Consultants, Inc. entitled Ledgewood Condominium Survey and filed in Cumberland County Registry of Deeds, unit Ownership File No. 16, and floor plans by Terrien Architects entitled Ledgewood Cluster and Floor Plans and filed in Cumberland County Registry of Deeds, Unit Ownership File No. 16, and specific reference is made to the Ledgewood Condominium Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560 et seq, which Declaration is dated June 27, 1979 and recorded in said Registry of Deeds, Book 4446, Page 125, to which reference is hereby made and the same is incorporated by reference herein (hereinafter call the "Declaration").

Said unit is conveyed together with:

1. All undivided 1.32 percent interest in the common areas and facilities of the condominium described in the Declaration attributable to the unit as stated in Appendix 2 of the Declaration.
2. An exclusive right to use the limited common areas appurtenant to the unit as specified in the Declaration, and shown on said survey and said floor plans.
3. An easement for the continuance of all encroachments by the unit on any adjoining units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of buildings, or as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the Ledgewood Owners Association.
4. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cable, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the unit.
5. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Appendix 1 to the Declaration.
6. All appliances, motors, storm windows and fixtures of any kind now placed in or on said unit.

Said unit is conveyed subject to:

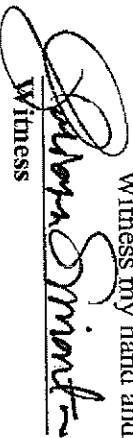
MAINE REAL ESTATE TAX PAID

1. All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration, including but not limited to, those contained in the description of property attached as Appendix 1 to the Declaration
2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common area and facilities of the unit, now existing as a result of construction of the building, or which may come into existence hereafter as a result of the settling or shifting of the building, or as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common area and facilities made by or with the consent of the Board of Directors of the Ledgewood Owners Association.
3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common area and facilities located in the unit or elsewhere on the property and serving such other units.
4. Exclusive rights in favor of the owner of any unit to use the limited common areas appurtenant to such unit.

The provisions of the Declaration and appendices thereto, bylaws and floor plans of Ledgewood recorded and filed simultaneously with and as part of the Declaration, as the same may be amended or modified from time to time by instrument recorded or filed in the Cumberland County Registry of Deeds, 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, his family, servants and visitors, as if those provisions were recited and stipulated at length herein.

Meaning and intending to convey the same premises conveyed to the Grantor by deed from Harold Zagorin dated June 25, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17778 Page 268.

Witness my hand and seal this 23rd day of June, 2004.


Witness


Peter J. Recupero by Claudia S. Recupero
His Attorney-in-Fact

STATE OF MAINE
COUNTY OF CUMBERLAND

July 23, 2004

Then personally appeared before me the above named **Claudia S. Recupero, Attorney-in-Fact for Peter J. Recupero** and acknowledged the foregoing instrument to be her free act and deed.


Before Me
Notary Public/ Attorney at Law

JULIANNE SIMONTIN
Notary Public, Maine
My Commission Expires October 9, 2009

Received
Recorder/ Registrar of Deeds
Jul 28, 2004 12:34:56PM
Cumberland County
John B. Brien