

Blk 26407 767 34
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Frederick B. Hinkel and Nancy W. Hinkel of 14 Goldenwood Drive, Scarborough, ME 04074, for consideration paid grant(s) to Bruce A. Barnes and Alena J. Barnes, of c/o Sullivan Tire, 391 US Route One, Scarborough ME 04074, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Scarborough, County of Cumberland and State of Maine, and being Lot No. 23 as shown on plan entitled "First Amended Subdivision Plan of Grandwoods Estates - Phase II" prepared by Sebago Technics, dated May 2, 1998 and February 22, 1999 and recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 101; "Final Subdivision Plan of Grandwoods Estates, Phase II, Scarborough, Maine for Record Owner: Normand Berube Builders, Inc." by Sebago Technics, dated May 22, 1998 and recorded in the Cumberland County Registry of Deeds in Plan Book 199, Page 44 to which plans and the record thereof reference is hereby made for a more particular description.

The above premises are hereby conveyed subject to and together with the benefits and burdens of the terms and conditions of the "Declaration of Protective Covenants and Common Easements for Grandwoods Estates II, Scarborough, Maine", dated March 2, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14620, Page 22 which are incorporated herein by reference as if fully set forth herein.

The above premises are also conveyed subject to (1) terms and conditions of a Site Location Order of the Maine Department of Environmental Protection dated December 21, 1998 and recorded in the said Registry of Deeds in Book 14469, Page 336; (2) the "Notes" and other matters, some of which are hereinafter set forth, which appear on the aforesaid plan of Grandwoods Estates Phase II; and (3) easement granted to new England Telephone and Telegraph Company by instrument dated July 10, 1941 and recorded in the said Registry in Book 1646, Page 90.

All areas within 100 feet of Bond Brook and the wetland areas located on Lot No. 27 shall remain undisturbed.

All lots shown on the aforementioned plan shall be subject to a 10 foot wide maintenance easement along property fronting on Goldenwood Drive and Bond Brook Drive, as well as a right of way and utility easement over Goldenwood Drive as the same is shown and depicted upon plan of Grandwoods, duly recorded in the said Registry in Plan Book 197, Page 181.

The wastewater disposal systems serving homes on Lots No. 23, 24 and 25 on Goldenwood Drive shall be installed within 150 feet of the road.

The above described premise is also conveyed together with a perpetual right of way and utility easement over Goldenwood Drive and Bond Brook Drive as shown on said plan.

reference is hereby made to a deed to Frederick B. Hinkel and Nancy W. Hinkel by virtue of a warrant deed from Normand Berube Builders, Inc. dated 6/29/99 and recorded at the Cumberland County Register of Deeds in Book 14898, Page 289.

executed this 16th day of October, 2008.

Frederick B. Hinkel

Frederick B. Hinkel

Nancy W. Hinkel

Nancy W. Hinkel

State of Maine
County of Cumberland

October 16, 2008

When personally appeared before me the said Frederick B. Hinkel and Nancy W. Hinkel and acknowledged the foregoing to be his/her/their voluntary act and deed.

Wendy L. Swan

Notary Public/Justice of the Peace
Commission expiration:

Wendy L. Swan
10/13/11

Received
Recorded Register of Deeds
Oct 21, 2008 10:55:20A
Cumberland County
Pamela E. Lovley