

## WARRANTY DEED

**PAMELA W. MUDGE** of Camden, Knox County Maine for consideration paid grants to **507 CHANDLERS WHARF LLC**, a Maine Limited Liability Corporation, whose mailing address is: PO Box 357, Windham, Maine 04062, with Warranty Covenants a condominium unit in the City of Portland, County of Cumberland, Maine described as follows:

“Residential Unit #5-7 (also known as #507) in the Chandlers Wharf Condominium as described in the declaration of Condominium for Chandlers Wharf Condominium dated February 17, 1987, and recorded in the Cumberland County Registry of Deeds in Book 7642, Page 294, as amended by First Amendment to Declaration of Condominium dated April 27, 1987 and recorded in said Registry in Book 7743, Page 187 (the “Declaration”) and as shown on the Plats and Plans of Chandlers Wharf Condominium drawn by Archtellic (the “Plats and Plans”) which Plats and Plans are recorded in the Cumberland County Registry of Deeds in Plan Book 161, Page 3, as amended by the Plan entitled “First Floor Units, Typical Cross Section,” revised April 8, 1987, and recorded in said Registry in Plan Book 162, Page 30.

Said Unit is conveyed together with:

1. An undivided interest in the Common Elements and Facilities of the Condominium as set forth in the Declaration;
2. An exclusive right to use the Limited Common Elements appurtenant to the Unit as specified in the Declaration as shown on the Plats and Plans; and
3. All rights and easements as described in the Declaration.

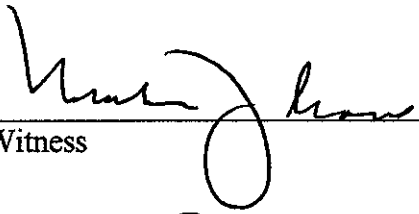
Said Unit is subject to:

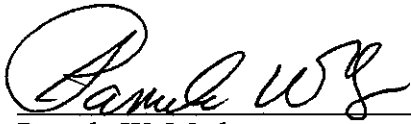
1. All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration.
2. The Provisions of the Declaration, the Plats and Plans and Bylaws for Chandlers Wharf Owners’ Association, as the same may be amended or modified from time to time, which provisions, together with any amendments or modification thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit.
3. Real estate taxes and special assessments with respect to the Unit not yet due.

Being the same premises conveyed to Pamela W. Mudge, the Grantor herein, by deed of the Delta Realty Co., Inc. as dated October 19, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25570, Page 044.

Craig W. Mudge, spouse of the grantor, releases all rights in the premises being conveyed.

MAINE REAL ESTATE TAX PAID

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Pamela W. Mudge

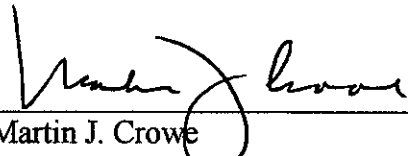
to Bored  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Craig W. Mudge

STATE OF MAINE  
WALDO, SS

May 10<sup>th</sup>, 2013

Then personally appeared the above named Pamela W. Mudge and Craig W. Mudge who acknowledged the foregoing instrument to be their free act and deed.

  
\_\_\_\_\_  
Martin J. Crowe  
Attorney at Law, Bar # 954

Received  
Recorded Register of Deeds  
May 13, 2013 09:15:13A  
Cumberland County  
Pamela E. Lovley