

WARRANTYDEED

MON I AON

KNOW ALL MEN BY THESE PRESENTS, THAT  
MICHAEL J. HOYT  
OF 78 MELLEEN STREET, UNIT 2, PORTLAND, MAINE 04101, FOR  
CONSIDERATION PAID, GRANT(S) TO  
NICHOLAS S. SHERMAN  
OF 450 NORTH ROAD, YARMOUTH, MAINE 04096  
WITH WARRANTY COVENANTS, AS JOINT TENANTS WITH  
RIGHTS OF SURVIVORSHIP, THE FOLLOWING DESCRIBED  
PREMISES:

Unit Number 2, Oakview Condominium, located at 78 Mellen Street, in the City of Portland, County of Cumberland and State of Maine, as more fully appears on a Certified Floor Plan dated November 12, 1981, by Thomas J. Churchill, Registered Architect, and identified as "Oakview" and filed in the Cumberland County Registry of Deeds in Unit Owner's File No. 69, and specific reference is made to a Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine, as amended, Title 33, Section 560 et sep., which Declaration is dated November 10, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4882, page 254, as amended, to which reference is hereby made and the same is incorporated herein by reference and made a part hereof.

MAINE REAL ESTATE TAX PAID

Reference is hereby made to floor plans of each unit and of each building duly filed with said Registry of Deeds, to which reference is made and the same is incorporated by reference herein, together with a 6.44% interest in common and undivided in all common areas as specified in said Declaration; together with all of the rights and obligations of membership in the Oakview Condominium Association as described in said Declaration; and together with all other rights and easements appurtenant to said unit as set forth in said Declaration.

Meaning and intending to convey and hereby conveying the same premises conveyed to Michael J. Hoyt by deed dated October 22, 1999 and recorded in the Cumberland County Registry of Deeds in **Book** 15157, Page 221.

Witness his/her/their hand(s) this 28<sup>th</sup> day of August, 2000.

*[Signature]*  
Witness

*[Signature]*  
Michael J. Hoyt

State of Maine,  
County of Cumberland

August 28, 2000

Then personally appeared the above-named person(s), known to me (or satisfactorily proven) to be the person(s) whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

RECEIVED  
RECORDED REGISTRY OF DEEDS Before me,

2000 AUG 29 PM 3: 47

CUMBERLAND COUNTY

*[Signature]*

*[Signature]*  
Notary Public/Attorney at Law

ELIZABETH O. SCHUMACHER  
Notary Public, Maine  
My Commission Expires March 31, 2002

NICHOLAS  
SHERMAN

78 MELLEEN ST #2

[Hatched Box] = AREA OF RENOVATION

[Dotted Box] = NEW WIRING (LIGHTS)

[Solid Black Box] = NEW WINDOWS

RENOVATION: (4) Pella Precision Fit (Designer Series) Replacement Windows, New Sheetrock Exterior Walls (5/8") @ Bedrooms, New Sheetrock Ceilings (5/8") @ Bedrooms and Hall, New Electrical Wiring @ Bedrooms and Hall, Re-finish Floors @ Bedrooms and Hall, "Fir Out" Exterior Walls for Added Insulation and Baseboard Cover-Up @ Bedrooms

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