Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/11/17

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Edward Gatta Jr.** of Exeter in the County of Rockingham and State of New Hampshire, for consideration paid, grant(s) to **Amy P. Farrell,** whose mailing address is 255 Diamond Avenue, Great Diamond Island, Portland, ME 04109, with **WARRANTY COVENANTS**, the real property situated in **Portland**, County of **Cumberland** and **State of Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed this 12 day of June, 2017.

MAINE REAL ESTATE TAX PAID

Witness to JONATHAN PUACCADO

X **Edward Gatta Jr**

State of New Hampshire
County of Rockingham, ss.

June 12, 2017

Personally appeared before me the above named **Edward Gatta Jr.** and acknowledged the foregoing instrument to be his free act and deed.

X Annmarie Harris
Notary Public
Annmarie Harris
Please type or print name
My commission expires: 3/12/2019

SEAL

File Number 2017-347

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EXHIBIT A
(DEED)

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on Great Diamond Island in the City of Portland, County of Cumberland and State of Maine and being Lot No. 17 as shown on a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine" dated July 9, 1991 and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145 (the "Plans"), to which Plan and the record thereof reference can be made for a more particular description of the within conveyed premises.

The above described premises are conveyed TOGETHER WITH AND SUBJECT TO the covenants, conditions, restrictions, rights, easements, charges, liens and other matters set forth or referred to in an Amended and Restated General Declaration of Covenants and Restrictions dated December 23, 1993 and recorded in the said Registry of Deeds in Book 11277, Page 322, including Exhibit A thereto (the "Declaration"). The above described premises are further conveyed subject to all other matters of record, including but not limited to First Supplement dated February 25, 1994 and recorded in the said Registry of Deeds in Book 11307, Page 200.

The following restrictive covenants shall apply to, and be binding upon the within described Lot 17, and shall further be a covenant imposed by McKinley Partners Limited Partnership upon all subsequent conveyances for single-family house lots on said plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine", dated July 9, 1991, and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 143 through 145 (the "Plans"):

All residences erected on said lot shall contain at least 1,400 square feet of living area as defined in said Amended and Restated General Declaration of Covenants and Restrictions.

The within covenant is imposed for the mutual benefit of McKinley Partners Limited Partnership and the Grantee herein and shall be a continuing covenant running with the land, enforceable by either McKinley Partners Limited Partnership or Grantee, their successors, heirs or assigns, or by other owners of lots subject to the same covenant and located on the Plan.

Also hereby conveying to the within Grantee, all of the McKinley Partners Limited Partnership right, title and interest in and to the adjacent intertidal zone, defined as that area lying between the sidelines of the above-described premises extending seaward to mean low water mark; said intertidal area being subject, however, to the use Restrictions appearing in Articles 4 and 5 of the Declaration.

Subject to the terms and conditions of State of Maine Department of Environmental Protection Order dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112; dated December 9 1987 and recorded in Book 8848, Page 314; dated May 10, 1989 and recorded in Book 8772, Page 161; dated July 5, 1989 and

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recorded in Book 8833, Page 12, re-recorded in Book 8902, Page 118; dated October 12, 1989 and recorded in Book 8964, Page 155; dated February 8, 1990 and recorded in Book 9109, Page 292; dated June 25, 1991 and recorded in Book 9641, Page 287; dated January 31, 1994 and recorded in Book 11280, Page 312; and dated March 25, 1994 and recorded in Book 11385, Page 5, to the extent said Orders affect the conveyed premises.

Further reference is made to an Assignment of Declarant Rights from Diamond Cove Associates to McKinley Partners Limited Partnership dated December 17, 1993 and recorded in said Registry of Deeds in Book 11199, Page 247.

EXCEPTING a portion of Lot 17 conveyed to Edward V. Drinan in deed recorded in said Registry of Deeds in Book 12851, Page 229.

This conveyance is subject to an access easement to benefit Edward V. Drinan, his heirs and assigns, the owner of Lot 18, for passage over and across the existing roadway leading northerly from West Shore Drive through the Homeowners Reserve Area, so-called, located on the easterly side of Lot 17, as said roadway easement is depicted on Exhibit B, attached to instrument recorded in the said Registry of Deeds in Book 15423, Page 168, and as is particularly described in a deed from McKinley Partners Limited Partnership to Edward V. Drinan, dated December 3, 1996 and recorded in said Registry of Deeds in Book 12851, Page 229.

Also, SUBJECT TO the Homeowners' Reserve Easement noted on Plan recorded in said Registry of Deeds in Plan Book 191, Page 143.

Meaning and intending to convey and hereby conveying my one-half interest individually in and to real estate described in a deed from Jonathan P. Vaccaro, Trustee of The Jonathan P. Vaccaro Trust-2000 and Edward Gatta Jr., Trustee of the Edward Gatta Jr. Trust-2000 to Jonathan P. Vaccaro, Trustee of the Jonathan P. Vaccaro Trust-2000 and Edward Gatta Jr. dated December 30, 2003, and recorded in the Cumberland County Registry of Deeds in Book 20754, Page 180.

Received
Recorded Register of Deeds
Jun 16,2017 10:41:38A
Cumberland County
Nancy A. Lane