

MAINE REAL ESTATE TAX PAID

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Barbara Stanley**, also known as **Barbara G. Stanley** and formerly known as **Barbara G. Leiter** of Durham, Maine, for consideration paid, grant(s) to **Douglas B. Sosnik and Maria F. Jorge** whose mailing address is 4819 Indian Lane NW, Washington, District of Columbia 20016, as Joint Tenants with **WARRANTY COVENANTS**, the real property situated in **Great Diamond Is. Portland**, County of **Cumberland** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

X
WITNESS my hand(s) and seal(s) this 15 day of August, 2014.

X [Signature]
Witness to

X Barbara Stanley
Barbara Stanley

State of Maine
County of Cumberland, ss. August 15, 2014

Personally appeared before me the above named **Barbara Stanley** and acknowledged the foregoing instrument to be her free act and deed.

X Tina Louise Magno
Notary Public

X Tina Louise Magno
Please type or print name

My commission expires: X

TINA LOUISE MAGNO
Notary Public, Maine
My Commission Expires May 13, 2019

File Number 14432

SEAL

EXHIBIT A
(DEED)

A certain lot or parcel of land, together with the 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. 26 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, Page 143 through 145 (the "Plan"), 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 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.

Also hereby conveying to the within Grantees, all of the Grantor's right, title, and interest in and to the adjacent intertidal zone, defined as that area lying between the sidelines of the above-described premises extended seaward to mean low water mark; said inter-tidal area being SUBJECT, HOWEVER, TO the use Restrictions appearing in Articles 4 and 5 of the Declaration.

The above-described premises are further conveyed SUBJECT TO all other matters of record.

Particular reference is also made to the terms and conditions of State of Maine department of Environmental Protection Orders dated December 10, 1986 and recorded in said Registry of Deeds in Book 7585, Page 112, dated December 9, 1987 and recorded in said Registry of Deeds in Book 8848, Page 314, dated May 10, 1989 and recorded in said Registry of Deeds in Book 8772, Page 161, dated July 5, 1989 and recorded in said Registry of Deeds in Book 8833, Page 12, re-recorded in said Registry of Deeds in Book 8902, Page 118, dated October 12, 1989 and recorded in said Registry of Deeds in Book 8964, Page 155, dated February 8, 1990 and recorded in said Registry of Deeds in Book 9109, Page 292, and dated June 25, 1991 and recorded in said Registry of Deeds in Book 9641, Page 287.

The following restrictive covenant shall apply to, and be binding upon the within described Lot 26, and shall further be a covenant imposed by the Grantor

Reviewed and Approved: X BS _____

herein upon all subsequent conveyances of 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 143-145, (the "Plan"):

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 the Grantor and Grantee herein and shall be a continuing covenant running with the land, enforceable by either Grantor or Grantee, their successors, heirs or assigns, or by other owners of lots SUBJECT TO the same covenant and located on the plan.

Meaning and intending to convey and hereby conveying that property conveyed to Barbara G. Leiter by deed of Cynthia A. Clark and Willard G. McGraw, Jr. dated June 21, 1999, and recorded in the Cumberland County Registry of Deeds in Book 1490, Page 161. Reference is further made to deed from Barbara G. Leiter to L. Joe Vanwhy and Barbara G. Leiter dated April 23, 2004, and recorded in said Registry of Deeds in Book 21160, Page 78. Reference is further made to deed from L. Joe Vanwhy to Barbara G. Leiter (now known as Barbara Stanley and Barbara G. Stanley) dated September 30, 2004, and recorded in said Registry of Deeds in Book 21971, Page 232.

Received
Recorded Register of Deeds
Aug 19, 2014 03:13:57P
Cumberland County
Pamela E. Lovley

Reviewed and Approved: ^X B P _____