Doc#: 4566 Bk:32062 Pg: 219

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: _____

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Hoedt Fitsimmons Schultze** of Louisville, Kentucky, **Hannah Schultze Burge** of Rowayton, Connecticut and **Anne Schultze Edwards** of Louisville, Kentucky, for consideration paid, grants to **Oliver Pennington and Maria Pennington** of Winchester, Massachusetts, with **WARRANTY COVENANTS as joint tenants**, the real property situated in the City of Portland, County of Cumberland and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

MAINE REAL ESTATE TAX PAID

WITNESS my hand(s) and seal(s) this X 28th day of January, 2015.

X Jacqueline M Humphreys
Witness

X Hoedt Fitz Schultze
Hoedt Fitzsimmons Schultze

State of Kentucky
County of X Jefferson, ss.

January X 28, 2015

Personally appeared before me the above named Hoedt Fitzsimmons Schultze and acknowledged the foregoing instrument to be his free act and deed.

X Jacqueline M Humphreys
Notary Public/Attorney at Law

SEAL

X Jacqueline M. Humphreys
Please type or print name
My commission expires: X 3-4-2016

File Number 2014-135

Doc#: 4566 Bk:32062 Pg: 220

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Date: _____

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Hoedt Fitsimmons Schultze** of Louisville, Kentucky, **Hannah Schultze Burge** of Rowayton, Connecticut and **Anne Schultze Edwards** of Louisville, Kentucky, for consideration paid, grants to **Oliver Pennington and Maria Pennington** of Winchester, Massachusetts, with **WARRANTY COVENANTS as joint tenants,** the real property situated in the City of Portland, County of Cumberland and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand(s) and seal(s) this X 29th day of January, 2015.

X _____ Witness

X _____
~~Hoedt Fitzsimmons Schultze~~
Anne Schultze Edwards

State of Kentucky
County of X Jefferson, ss.

January X 29th, 2015

Personally appeared before me the above named ~~Hoedt Fitzsimmons Schultze~~ Anne Schultze Edwards and acknowledged the foregoing instrument to be his free act and deed.

X _____
Notary Public/Attorney at Law

X Rebecca Wenning
Please type or print name

My commission expires: X September 8, 2018

REBECCA WENNING
Notary Public-State at Large
KENTUCKY - Notary ID # 518748
My Commission Expires September 08, 2018

File Number 2014-135

SEAL

CITY OF PORTLAND, MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: _____

WITNESS my hand(s) and seal(s) this X 29 day of January, 2015.

X _____ X Hannah Schultze Burge

Witness Hannah Schultze Burge

State of Connecticut
County of X Fairfield, ss. January X 29, 2015

Personally appeared before me the above named Hannah Schultze Burge and acknowledged the foregoing instrument to be her free act and deed.

X _____
Notary Public/~~Attorney at Law~~
X Mitchell Edwards
Please type or print name
My commission expires: X 7/31/2017

MITCHELL L. EDWARDS
Notary Public, State of Connecticut
My Commission Expires 07-31-2017

SEAL

File Number 2014-135

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: _____

EXHIBIT A

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. 39 as shown on a plan entitled "Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine, dated July 19, 1991, and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Pages 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, as amended by First Supplement to amended and restated general declaration of covenants and restrictions dated February 25, 1994 and recorded in said Registry of Deeds in Book 11307, Page 200 (The "Declaration"). The above-described premises are further conveyed SUBJECT TO all other matters of record.

The following restrictive covenant shall apply to, and be binding upon the within described Lot 3 and shall further be a covenant imposed by McKinley Partners Limited Partnership 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 recorded in said Registry of Deeds in Plan Book 191, Page 143-145 (The "Plan"), as set forth in a deed from McKinley Partners Limited Partnership to James Goulet dated December 22, 1995 and recorded ins aid Registry of Deeds in Book 12302, Page 268:

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.

Also hereby conveying with quitclaim covenants to the within Grantee, all of the Grantors' 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 intertidal area being SUBJECT, HOWEVER, TO the use restrictions appearing in Articles 4 and 5 of the Declaration.

Meaning and intending to convey and hereby conveying that property conveyed to Hoedt Fitzsimmons, Hannah Schultze Burge and Anne Schultze Edwards by deed of Judith O. Schultze dated November 23, 2013, and recorded in the Cumberland County Registry of Deeds in Book 30172, Page 323.

File No. 2014-135

Received
Recorded Register of Deeds
Feb 04,2015 10:16:08A
Cumberland County
Nancy A. Lane