

WARRANTY DEED

ROBIN J. BATEMAN, of the Town of Eliot, York County, Maine, for consideration paid, grants to LORI A. BEAULIEU, of Falmouth, Cumberland County, Maine, whose mailing address is 140 Woodlands Drive, Falmouth, Maine 04105, with Warranty Covenants, the following described real property:

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. 61 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 and as further amended by "2nd Amended Recording Plat, Diamond Cove Phase II, Great Diamond Island, Portland, Maine", dated December 15, 1998, and recorded in said Registry of Deeds in Plan Book 198, Pages 389 through 390, and any further amendments of record (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 by McKinley Partners Limited Partnership, dated February 25, 1994 and recorded in said Registry of Deeds in Book 11307, Page 200, Second Supplement dated June 30, 1999 and recorded in Book 14882, Page 70, Amended and Corrected Second Supplement dated August 1999 and recorded in Book 15011, Page 87, Third Supplement dated February 5, 2001 and recorded in Book 16009, Page 317, Amendment dated July 26, 2002 and recorded in Book 17897, Page 347, Fourth Supplement dated July 26, 2002 and recorded in Book 17985, Page 251, and by Second Amendment dated July 2007 and recorded in Book 25425, Page 2, and by Restated Second Amendment dated July 31, 2011 and recorded in Book 28857, Page 122 (the "Declaration").

The following restrictive covenant shall apply to, and be binding upon the conveyed premises, and is or shall further be a covenant imposed by the McKinley Partners Limited Partnership upon all subsequent conveyances of single-family house lots on the Plan:

All residences erected on the conveyed premises 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 foregoing covenant shall be a continuing covenant running with the land, enforceable by either McKinley Partners Limited Partnership or Grantee, her successors, heirs or assigns, or by other owners of lots subject to the same covenant and located on the Plan.

MAINE REAL ESTATE TAX PAID

Also hereby releasing to the within Grantee, without benefit of the warranty covenants contained in this deed, all of the Grantor's right, title and interest in and to the 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 and any existing rights of others therein.

Reference is made to the rights of the public to view and study the batteries and standing military facilities on Great Diamond Island, including those on the conveyed premises, as described in section 7.10 of the Declaration.

Reference is made to section 4.98 of the Declaration. The premises are conveyed subject to certain restrictions related to the batteries located on the premises, as set forth in a certain Memorandum of Agreement by and between the Advisory Council on Historic Preservation, the United States Environmental Protection Agency and the Maine State Historic Preservation Officer dated May 23, 1989, a copy of which is on file with the Diamond Cove Homeowners Association. Without limiting the generality of the foregoing, the premises are conveyed subject to the covenant, binding on the Grantee, her heirs and assigns, that the concrete batteries located on the premises shall not be demolished.

The above described premises are subject to a forty foot wide utility easement, as shown on the Plan.

The above described premises are further conveyed subject to all valid and existing encumbrances, easements, restrictions, reservations and conditions of record or which would be revealed by a careful inspection of the premises.

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 17, 1987 and recorded in Book 8848, Page 314; dated May 10, 1989 and recorded in Book 8772, Page 161; dated July 5, 1989 and 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; dated March 28, 1994 and recorded in Book 11385, Page 5; dated June 4, 1997 and recorded in Book 13131, Page 332; dated March 26, 1999 and recorded in Book 14686, Page 280; dated September 3, 1999 and recorded in Book 15044, Page 282; dated May 17, 2001 and recorded in Book 16401, Page 256; dated May 17, 2001 and recorded in Book 16401, Page 270; dated June 13, 2001 and recorded in Book 16459, Page 343; dated June 4, 2001 and recorded in Book 16459, Page 349; dated June 11, 2001 and recorded in Book 16470, Page 341; dated June 15, 2001 and recorded in Book 16536, Page 258; dated June 11, 2001 and recorded in Book 16877, Page 285; dated June 19, 2003 and recorded in Book 20049, Page 7; dated August 29, 2003 and recorded in Book 20414, Page 141; dated September 23, 2009 and recorded in Book 27314, Page 187; dated April 27, 2011 and recorded in Book

28704, Page 132; dated October 12, 2011 and recorded in Book 29035, Page 22; dated March 8, 2012 and recorded in Book 29455, Page 176; and dated September 26, 2012 and recorded in Book 30038, Page 280.

The above described premises are further conveyed subject to the Amendment to Portland City Code Section 14-49 (Zoning Map) Re: Conditional Rezoning of Ft. McKinley dated July 5, 1985 and recorded in Book 8928, Page 263 and terms and conditions of Affidavit dated May 24, 1990 and recorded in Book 9221, Page 61.

Being the same premises as conveyed to Robin J. Bateman by deed of David H. Bateman dated December 30, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14442, Page 141.

WITNESS my hand and seal this 13 day of May, 2013.

WITNESS

[Signature]

[Signature: Robin J. Bateman]
Robin J. Bateman

State of Maine
County of Cumberland

May 13, 2013

Personally appeared before me the above name Robin J. Bateman and acknowledged the foregoing instrument to be her free act and deed.

[Signature: Jeffrey W. Jones]
Notary Public/Attorney at Law
Print Name Jeffrey W. Jones
My Commission Expires _____

Received
Recorded Register of Deeds
May 14, 2013 12:42:52P
Cumberland County
Pamela E. Lovley