

WARRANTY DEED
MAINE STATUTORY SHORT FORM

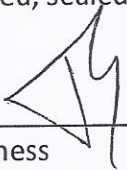
KNOW ALL MEN BY THESE PRESENTS, that we, **Timothy L. Delaney and Brigida Casale**, of 48 Pitt Road, Naples, ME 04055, for consideration paid, grant to **Kelsey M. Forte**, of 35 Payson Street, Portland, ME 04102 and **Gregory P. Forte and Terri B. Forte**, of 18 Rachel Drive, Rutland, VT 05701, as joint tenants, with **WARRANTY COVENANTS**, the following described real property:

See attached Exhibit A

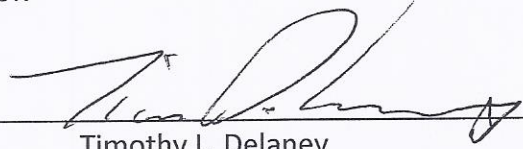
For title of Grantor, reference is hereby made to a deed from Jackson Covered Bridge Properties, Inc. to Timothy L. Delaney and Brigida Casale dated December 30, 2004 and recorded in the Cumberland County Registry of Deeds in Book 22192, Page 225.

Witness my hand and seal this 4th day of May, 2016.

Signed, sealed and delivered in the presence of:



Witness

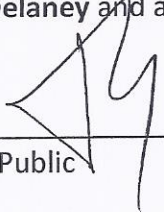


Timothy L. Delaney

STATE OF MAINE
COUNTY OF Cumberland, ss

Date: May 4, 2016

Personally appeared the above-named **Timothy L. Delaney** and acknowledged the foregoing to be his free act and deed.

Before me, 

Notary Public

Print name: _____

My commission expires: _____

Jeffrey R. Vigue
Attorney at Law

Witness my hand and seal this 4th day of May, 2016.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Brigida Casale

STATE OF MAINE
COUNTY OF Cumberland, ss

Date: May 4, 2016

Personally appeared the above-named **Brigida Casale** and acknowledged the foregoing to be her free act and deed.

Before me, [Signature]
Notary Public

Print name: _____

My commission expires: _____

Jeffrey R. Vigue
Attorney at Law

EXHIBIT A

A certain lot or parcel of land with any improvements thereon, situated northeasterly of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 15 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane Development, LLC dated February 2, 1999, prepared by Titcomb Associates and recorded in the Cumberland County Registry of Deeds in Plan Book 200, Page 128, as amended in Plan Book 200, Page 412 and as further amended in Plan Book 200, Page 460.

Also conveying herewith a driveway easement in common with Lot 14 on said plan, said easement being more particularly described as follows:

Beginning at the southwest corner of Lot 14 as shown on a plan entitled "Maggie Lane Subdivision" made for Maggie Lane, LLC by Titcomb Associates dated February 2, 1999 and revised through November 17, 1999. Said point being on the easterly boundary line of land now or formerly of Maggie Lane Development, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 14511, Page 347; thence (1) N 38° 37' 10" W along land of said Maggie Lane Development, LLC a distance of Thirteen and 00/100 (13.00) feet to a point; (2) N 49° 04' 34" E through Lot 14 a distance of Eighty-One and 75/100 (81.75) feet to a point; (3) N 59° 49' 25" E through Lot 14 a distance of Seventy-Three and 17/100 (73.17) feet to a point on the westerly sideline of Maggie Lane; (4) Southerly along said Maggie Lane following a non-tangential curve to the left having a radius of Eighty-Five and 00/100 (85.00) feet an arc distance of Eighteen and 19/100 (18.19) feet to the northwest corner of Lot 15. Said point being located S 07° 56' 11" E a distance of Eighteen and 15/100 (18.15) feet from the last mentioned point; (5) S 58° 21' 42" W along Lot 15 a distance of Eighty-Two and 83/100 (82.83) feet to a point; (6) S 51° 22' 50" W along Lot 15 a distance of Sixty-Two and 59/100 (62.59) feet to the point of beginning.

Said easement contains 2,415 square feet and being within an easement granted to the Portland Water District by deed dated November 14, 2000 and recorded in said Registry of Deeds in Book 15846, Page 62. Said driveway easement shall be for the purposes of ingress and egress of pedestrian and vehicular traffic appurtenant to said Lot 15 and binding on the heirs, devisees, successors and assigns of Lot 14 and 15.

Lots 14 and 15 shall equally share the cost of maintaining said driveway easement including snowplowing.

The herein conveyance is made subject to and together with the benefit of the following:

1. The rights in common with others to Maggie Lane as shown on said Plan.
2. Easement Deed from Maggie Lane Development, LLC to the City of Portland dated April 11, 2000 and recorded in said Registry of Deeds in Book 15413, Page 102.
3. Easement Deed from Maggie Lane Development, LLC, et al to the Portland Water District dated November 14, 2000 and recorded in said Registry of Deeds in Book 15846, Page 62.

4. Easement as set forth in the deed from W.A. One, Inc. to Maggie Lane Development, LLC dated April 11, 2000 and recorded in said Registry of Deeds in Book 15413, Page 106.
5. Declaration of Restrictions and Covenants, Maggie Lane, dated June 7, 2000 and recorded in said Registry of Deeds in Book 15522, Page 54.
6. Easements and encumbrances as set forth on said plan for Maggie Lane Development, LLC dated February 2, 1999 and recorded in said Registry of Deeds in Plan Book 199, Page 499.
7. Notes as set forth on said plan for Maggie Lane Subdivision recorded in said Registry of Deeds in Plan Book 200, Page 460.
8. Drainage Easement to the City of Portland as shown on said plan.

This conveyance is subject to the following restrictions, which Grantee covenants and agrees by acceptance of the herein deed shall be binding upon Grantee's, their heirs and assigns:

1. The lot herein conveyed shall not be further subdivided without Maggie Lane Development, LLC's written recorded approval. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose.
2. The herein conveyance specifically excluded any rights in a certain twenty-five (25) foot right of way extending from the northeasterly sideline of Forest Avenue to the southwesterly sideline of Lot 17 as shown on said Plan.
3. Lot 15 shall be limited to not more than two (2) residential units.