

MAINE REAL ESTATE TAX-Paid

**Warranty Deed  
(Maine Statutory Short Form)**

DLN: 1001640011818

**KNOW ALL PERSONS BY THESE PRESENTS THAT, I, Kevin M. Meyer,** having a business mailing address of 75 Ruby Lane, Portland, Maine 04103, for valuable consideration paid, by **SSR, LLC,** a Maine Limited Liability Company with a principal place of business in Stillwater, Maine and a business mailing address of PO BOX 435, Stillwater, Maine 04489, the receipt and sufficiency whereof is hereby acknowledged, do hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY,** unto the said **SSR, LLC,** its successors and assigns, with **WARRANTY COVENANTS,** a certain lot or parcel of real property situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND  
MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to Kevin M. Meyer by virtue of a deed from D.A. Brackett & Company, Inc. dated May 26, 2006 and recorded on May 31, 2006 in Book 24014, Page 291 with the Cumberland County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS my hand and seal this 29<sup>th</sup> day of December, 2016.

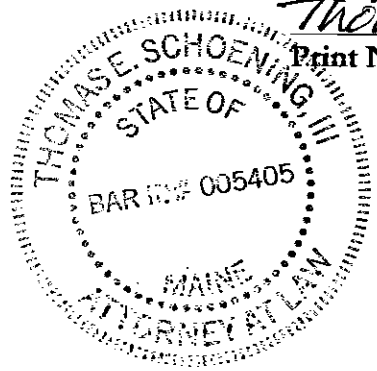
[Signature]  
Witness

[Signature]  
Kevin M. Meyer

STATE OF MAINE  
COUNTY OF Cumberland

Personally appeared before me on this 29<sup>th</sup> day of December, 2016 the above named Kevin M. Meyer and acknowledged the foregoing instrument to be his free act and deed.

[Signature]  
Notary Public/Attorney At Law  
Thomas E. Schoening  
Print Name



**EXHIBIT A**

**A certain lot or parcel of land, with the buildings and improvements thereon, situated on the westerly side of Plymouth Street, formerly known as Colonial Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as Lot 16 on Plan of Oak Ridge Subdivision dated July 2004, and recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 145, as amended and revised through November 9, 2004 by plan entitled "Subdivision Plan, Oak Ridge Subdivision, Plymouth Street, Portland, Maine, made for Oak Ridge Development, Inc." dated July 2004, and recorded in Plan Book 205, Page 499.**

**Excepting and reserving the fee interest in "Ruby Lane" and the parcel extending from said Ruby Lane to Plymouth Street labeled "N/F Oak Ridge Development 21308/199 5,601.18 sq. ft" as shown on the Plans. The purpose of this reservation is to preserve the rights of Oak Ridge Development, Inc. in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A §460 et seq., together with the right to convey said Ruby Lane and rights of way, to the City of Portland or the Oak Ridge Homeowners Association, at the sole discretion of Oak Ridge Development, Inc.**

**Grantee covenants and agrees as part consideration of this transaction that this conveyance is made subject to and together with restrictions, covenants, easements, and conditions as set forth in the Declaration of Covenants, Restrictions and Easements dated March 22, 2005, and recorded at said Registry in Book 22543, Page 221, as it may be amended, and such rights and easements granted to the Portland Water District in an instrument dated April 11, 2005, and recorded at said Registry in Book 22541, Page 109.**

**This conveyance is further subject to such state of facts as shown or depicted on plan entitled "Standard Boundary Survey of Land in Portland, Maine, Portland Terminal Company to Diversified Properties", by Titcomb Associates dated December 2003 and recorded at said Registry in Plan Book 203, Page 690.**

**This conveyance is further subject to such state of facts as shown or depicted on plan entitled "Subdivision Plan Oak Ridge Subdivision", dated July 2004 and recorded at said Registry in Plan Book 205, Page 145, as amended in Plan Book 205, Page 499, including, but not limited to: setbacks, no cut zones, and drainage easements. In addition, but not limited thereto, Lots 2, 5, 7, 8 and 10 are subject to transformer easements to Central Maine Power; Lots 10 and 11 are subject to a City turnaround easement; and Lots 1, 2 & 3 are subject to a detention pond located thereon, all as shown on said Plans**

**Grantee further covenants and agrees by acceptance of this deed that the following restrictions shall apply to the Jots herein conveyed, which restrictions shall be binding upon Grantee, its successors and assigns:**

- 1. The lots herein conveyed shall not be further subdivided without the written and recorded approval by Oak Ridge Development, Inc. or its successors and assigns, and the City of Portland. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose, including any conveyance to an abutting land owner.**
- 2. The lots herein conveyed shall be limited to one (1) single family dwelling. In addition, the lots shall not be used for home occupation, in-law apartments or otherwise without written consent of Oak Ridge Development, Inc. or its successors and assigns.**
- 3. Any changes to the site plans shall require the written approval of Oak Ridge Development, Inc. or its successors and assigns, and the City of Portland, which approval shall be recorded at the Cumberland County Registry of Deeds.**
- 4. The lots herein conveyed were approved by the City of Portland Planning Board based on the flow of drainage over adjacent property owned by Guilford Railroad. Guilford may have the ability in the future to revoke its permission to allow such drainage over its property. In the event of such revocation, and pursuant to Portland Planning Board Condition of Subdivision Approval dated September 13, 2005, the lot owners of Oak Ridge Subdivision, by virtue of their collective Homeowners Association, shall be solely responsible for installing an alternate drainage mechanism to address drainage coming from the 18-lot subdivision, the cost of such installation and maintenance resting exclusively with the Homeowners Association.**