

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **GENEVA VENTURES LLC**, a Maine limited liability company with a principal place of business in Falmouth, Maine, for consideration paid, grants to **CHAD E. SCOTT** and **JESSICA L. SCOTT**, individuals whose mailing address is 32 Turner Street, Portland, Maine 04101, with **WARRANTY COVENANTS**, as Joint Tenants, the land in the City of Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with any buildings or improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being Lot 41 on a Plan entitled "Amended Subdivision Plan, Crestview Acres, Portland, Maine", prepared by Northeast Civil Solutions, dated May 10, 2012, revised through September 17, 2014 approved by the City of Portland Planning Director on December 4, 2014, and recorded in the Cumberland County Registry of Deeds in Plan Book 215, Page 56, to which plan reference are made for a more particular description (the "Plan"), together with and subject to all rights, easements, privileges and appurtenances belonging to the premises.

This conveyance is made together with and subject to those certain rights, easements, covenants, conditions and restrictions set forth in a Declaration of Covenants, Crestview Acres Subdivision, Portland, Maine, made by Geneva Ventures LLC, dated October 19, 2015 and recorded in the Cumberland County Registry of Deeds in Book 33029, Page 185, as amended by a First Amendment to Declaration of Covenants, dated February 22, 2017 and recorded in said Registry Deeds in Book 33841, Page 265.


Subject to Natural Resources Protection Act (NRPA) Permit #L-26407-TB-A-N, dated September 25, 2014.

IN WITNESS WHEREOF, it, the said Geneva Ventures LLC, has caused this instrument to be signed and sealed in its company name by Todd R. Settle, its Authorized Agent, thereunto duly authorized, this 18 day of July, 2017.

WITNESS:

Geneva Ventures LLC

By:


Todd R. Settle
Title: Authorized Agent

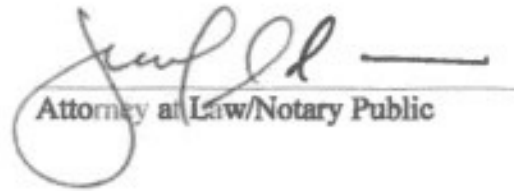
STATE OF MAINE

COUNTY OF CUMBERLAND, ss.

July 18, 2017

Then personally appeared the above named Todd Settle, Authorized Agent of Geneva Ventures LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Geneva Ventures LLC.

Before me,



Attorney at Law/Notary Public

Jennifer A. Flavin
State of Maine
Notary Public
My Commission Expires:
September 21, 2022

APPROVAL OF BUILDING PLANS

GENEVA VENTURES LLC, a Maine limited liability company, Declarant under a Declaration of Covenants, Crestview Acres Subdivision, Portland, Maine, made by Geneva Ventures LLC, dated October 19, 2015 and recorded in the Cumberland County Registry of Deeds in Book 33029, Page 185, as amended by a First Amendment to Declaration of Covenants, dated February 22, 2017 and recorded in said Registry Deeds in Book 33841, Page 265, and pursuant to Section 2.2 (B) of said Declaration, does hereby acknowledge that the plans and specifications are approved for the following Lot Owner and Property:

Lot Owner: **Chad E. Scott and Jessica L. Scott**


Property: **Lot 41**, Crestview Acres, Portland, Maine.

IN WITNESS WHEREOF, it, the said Geneva Ventures LLC, has caused this instrument to be signed and sealed in its company name by Todd R. Settle, its Authorized Agent, thereunto duly authorized, this 18 day of July, 2017.

WITNESS:

Geneva Ventures LLC

By: _____


Todd R. Settle
Title: Authorized Agent

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 18, 2017

Then personally appeared the above named Todd R. Settle, Authorized Agent of Geneva Ventures LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Geneva Ventures LLC.

Before me,



Attorney at Law/Notary Public

Jennifer A. Flavin
State of Maine
Notary Public
My Commission Expires:
September 21, 2022

GENEVA VENTURES LLC

**ACTION TAKEN BY UNANIMOUS WRITTEN
CONSENT OF THE MEMBERS WITHOUT MEETING**

Pursuant to 31 M.R.S.A. § 1556 and the Operating Agreement of Geneva Ventures LLC, dated October 3, 2005 (the "Company"), the undersigned, being all of the Members of the Company, hereby consent to the taking of and hereby take the following actions, in lieu of a meeting, such actions being stated in the form of and to be as fully effective as if taken by unanimous resolutions of the Members of the Company at a meeting thereof duly called and held on the date hereof at which they were present and acting throughout.

RESOLVED: The Company be, and it is hereby authorized, to sell and convey the land and improvements located at Pamela Street, Lot 41, Crestview Acres Subdivision, Portland, Maine (the "Property") to Chad E. Scott and Jessica L. Scott in accordance with the terms and provisions of that certain Purchase and Sale Agreement, dated June 12, 2017, and as may be further amended through the date of closing (the "Contract").

FURTHER RESOLVED: Dennis N. Coulombe, in his capacity as Manager of the Company, and/or Todd Settle, in his capacity as Authorized Agent of the Company, acting individually and/or jointly, be, and he are hereby, authorized for and on behalf of the Company to execute, acknowledge and deliver a Warranty Deed, real estate transfer tax declaration, title affidavits, a closing statement, and all other instruments and declarations necessary or convenient to consummate the transaction set forth in the Contract.

FURTHER RESOLVED: The Company hereby adopts, ratifies and confirms all actions taken by Dennis N. Coulombe in connection negotiating for the sale of the Property, subject to the terms and provisions of the Contract.

Dated: July __,
2017



Dennis N. Coulombe



Amanda S. Coulombe