Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: _____

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 **CHRISTOPHER LEGRO** and **BETHANY MITCHELL-LEGRO**, individuals whose mailing address is 21 Wellstone Drive, Portland, Maine 04103, 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 42** 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.

MAINE REAL ESTATE TAX PAID

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 31st day of July, 2017.

WITNESS:

_____

Geneva Ventures LLC

By: _____
Todd R. Settle
Title: Authorized Agent

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 31, 2017

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

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

Before me,

Attorney at Law/Notary Public

William S. Hill
Notary Public Maine
My Commission Expires July 9, 2020

SEAL

Received
Recorded Register of Deeds
Aug 02,2017 11:35:54A
Cumberland County
Nancy A. Lane