Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/07/16

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 **KRISTEN MINTE** and **COLIN MINTE** of 94 Atlantic Street #3, 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 44** 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.

Subject to sanitary sewer rights and easements in favor of the City of Portland by virtue of a Certificate of Taking of Property, recorded in the Cumberland County Registry of Deeds in Book 3895, Page 85.

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

Being a portion of the premises conveyed to Geneva Ventures LLC by a Warranty Deed from Jay M. Menario and Diane M. Menario, dated October 31, 2014 and recorded in said Registry of Deeds in Book 31887, Page 182.

IN WITNESS WHEREOF, it, the said Geneva Ventures LLC, has caused this instrument to be signed and sealed in its company name by Todd Settle, its Authorized Agent, thereunto duly authorized, this _____ day of June, 2016.

WITNESS: Geneva Ventures LLC

_____ By: _____
Todd Settle

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Title: Authorized Agent

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. June ____, 2016

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