Thursday, September 12, 2013
4:19 PM

Inspections Division

Date: 10/18/13

Doc#: 52

WARRANT
(Maine Statutor

KNOW ALL BY THESE PRESENTS, t
corporation with a place of business in Portland,
for consideration paid, grants to JOCELYNE D
Maine 04103 (hereinafter collectively referred t
warranty covenants, the land, and any improven
Portland, Cumberland County, Maine, describe

See Attached Exhibit A

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, Rivertrails, Inc. has caused this deed to be executed in its name by Lloyd B. Wolf, President of said corporation, on this 26 day of August, 2013.

RIVERTRAILS, INC.:

By: _____
Lloyd B. Wolf
Its duly authorized President

_____
Witness

STATE OF MAINE
CUMBERLAND, ss.

August 26, 2013

Then personally appeared before me the above-named, Lloyd B. Wolf, President of Rivertrails, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the corporation.

Ellen R. Faulkner
Notary Public/~~Attorney at Law~~
Printed Name: Ellen R. Faulkner
Notary Public, Maine
My Commission Expires Oct. 31, 2014

Doc#: 5

Exhib

A certain lot or parcel of land located in Portlan
follows:

> Lot 21, as depicted on a certain plan enti
> sheets 1-2, prepared by Titcomb Associa
> through February 24, 2006, and recorded
> Deeds in Plan Book 206, Pages 412-413

For Grantor's source of title, reference is made t
dated June 6, 2006, recorded in the Cumberland
Page 166, and specifically Parcel B described th
portion.

Reference is herein made to Private & Special L
120th Legislature, Chapter 62, S.P. 499-L.D. 1580, An Act to Separate Territory from the
Town of Falmouth and Annex it to the City of Portland, approved April 2, 2002.

The premises are conveyed subject to, and together with: (A) any and all easements, restrictions, encumbrances, rights and privileges as are indicated on the Plan; and (B) any and all covenants, reservations, restrictions, easements, encumbrances, rights and privileges as are indicated in the "Declaration of Covenants, Restrictions and Easements, Riverwalk Subdivision, Section 1," dated April 5, 2006, recorded in the Cumberland County Registry of Deeds in Book 23889, Page 335, as amended by "First Amendment To Declaration of Covenants, Restrictions and Easements, Riverwalk Subdivision, Section 1," dated October 3, 2006, and recorded in said registry of deeds at Book 24532, Page 134 and "Second Amendment To Declaration of Covenants, Restrictions and Easements, Riverwalk Subdivision, Section 1," dated February 15, 2013, and recorded in said registry of deeds at Book 30565, Page 338.

The premises are conveyed subject to the following:

1. The terms and provisions of a certain "Conditional Zone Agreement," dated July 11, 2005, between the City of Portland and Lloyd B. Wolf, recorded in the Cumberland County Registry of Deeds in Book 22894, Page 133. The City of Portland shall have the right to enforce restrictions on the premises, as such restrictions are set forth in the Conditional Zone Agreement, and the owner of the premises shall be responsible for restoration of the premises and payment of the City's reasonable attorney's fees.

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2. The following restrictions includ
the Plan:

No tree cutting, grading, disturbance to
place within the "Do Not Disturb Areas"
trees may be removed only if they repres
residence. No concentrated runoff shall
shall appear in the legal description for t
conveyances.

3. The following restrictions includ
the Plan:

The owners of lots 17-23 shall be require
to lay out and certify the location and ele
house in order to ensure that said locatio
plan submissions. The owners of lots 18
licensed civil engineer or landscape arch
improvements on their lots. The owners
professional to provide construction pha
periodic site inspection for adherence to
control measures and to address any cha
modification to the design of the lot improvements. Site inspection requirements will not apply to lot 17, unless the Portland Planning authority determines in writing upon submission of a lot site plan that these services are required due to the location of the improvements on the lot, site conditions, grading and proposed building elevations. At a minimum, the following site inspection must be conducted: (a) subsequent to staking of house and driveway, the installation of silt fence and prior to clearing; (b) upon completion of clearing and grubbing; (c) upon completion of rough grading; (d) upon setting the forms but prior to pouring the foundation; (e) upon completion of final grading; (f) upon completion of surface restoration; and (g) prior to removal of erosion control measures. The professional (civil engineer or landscape architect) shall provide a written statement to the Portland Planning Authority upon completion of construction of lot improvements affirming that the work is in substantial conformance to the approved plans and that all conditions of approval have been satisfied. This requirement shall appear as a note in all property deeds, except lot 17.

4. Private drainage easements as shown on the Plan, and as described in note 15 of the Plan. Tree clearing or vegetation disturbance, filling, regrading, construction of buildings, or other obstructions shall be prohibited (except as allowed pursuant to note 10 of the Plan) within the private drainage easements unless approved in writing by the City of Portland Planning Department under site plan review. This restriction shall be specifically included in applicable legal descriptions.

5. Transformer Easement as shown on the Plan.

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6. Rights and easements granted to
Company and Central Maine Power Company i
recorded in the Cumberland County Registry of
it may apply.

7. Terms and conditions of a Site L
recorded in the Cumberland County Registry of

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Received
Recorded Register of Deeds
Aug 27,2013 12:08:36P
Cumberland County
Pamela E. Lovley

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