Inspections Division
Date: 05/01/14

MAINE REAL ESTATE TAX PAID

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that I, **IRENE H. TOWLE**, of the City of Portland, County of Cumberland, and State of Maine, for consideration paid, **GRANT** to **PAUL B. COURNOYER** and **KYMBERLEY T. COURNOYER**, both of the City of Portland, County of Cumberland and State of Maine, whose mailing address is 27 Merrymeeting Drive, Portland, Maine 04103, with **WARRANTY COVENANTS, as joint tenants,** certain real property comprising **Unit No. 24, Building G**, in Fallbrook, A Condominium, located in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

Unit No. 24, Building G, in Fallbrook, A Condominium located in the City of Portland, County of Cumberland and State of Maine, the Declaration of which is dated April 20, 1989, recorded in the Cumberland County Registry of Deeds in Book 8730, Page 206, as amended of record.

This conveyance is specifically made subject to and with the benefit of the terms, provisions, developer's rights and easements set forth and referred to in the Maine Condominium Act and Declaration including without limitation, the Plat and Floor Plans as recorded in Plan Book 178, Page 66, as amended of record, and the Bylaws, Rules and Regulations of the Fallbrook Condominium Association. Reference is also made to the revised Recording Plat, Fallbrook, A Condominium (formerly Ray Street Development on Ray Street, Portland, Maine) for Merreal Corp. by Owen Haskell, Inc. dated May 9, 1989, approved by the City of Portland on June 12, 1989, and recorded in the Cumberland County Registry of Deeds in Plan Book 179, Page 47, which corrects a prior plan recorded in Plan Book 168, Page 55.

This conveyance is also made subject to the easements, exceptions and other encumbrances affecting title set forth or referred to in said Declaration and the Plan and Floor Plans, all as amended.

Meaning and intending to convey the same premises conveyed to Irene H. Towle by deed of Barbara Campbell Merritt dated October 20, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21919, Page 45. Reference is also made to the Personal Representative's Deed dated October 13, 2004 given by Merton G. Henry, Personal Representative of the Estate of Lillian G. Campbell to Barbara Campbell Merritt, recorded in said Registry in Book 21919, Page 43.

WITNESS my hands and seal this 7th day of the month of April,

Inspections Division
Date: 05/01/14

2014.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Witness

Irene H. Towle

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

April 7th, 2014

Then personally appeared the above-named Irene H. Towle and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

Printed name: Leah Miller

My Commission Expires:

LEAH MILLER
Notary Public
Massachusetts
Commission Expires May 19, 2017

Received
Recorded Register of Deeds
Apr 14,2014 01:28:56P
Cumberland County
Pamela E. Lovley