

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS that **TPO PROPERTIES, LLC**, a Maine Limited Liability Company, with a place of business in the Town of Falmouth, County of Cumberland, State of Maine, for consideration paid **GRANTS** with warranty covenants to:
_____, whose mailing address is _____.

The following real estate situated in the City of Portland, County of Cumberland, State of Maine, described as follows:

Lot 2 as shown on a plan entitled “Old Barn Estates Ocean Ave. & Ledgewood Drive, Portland & Falmouth, Maine” made for TPO Properties, LLC, 30 Ledgewood Drive, Falmouth, Maine by Cullenberg Land Surveying, 892 Old Danville Road, Auburn, Maine 04210, dated February 8, 2013 and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Pages _____ to which plan reference is hereby made for a more particular description of the lot herein described.

SUBJECT, HOWEVER, to the following:

1. All general notes, easements, facts and other matters shown on the final subdivision plan of “Old Barn Estates Ocean Ave. & Ledgewood Drive, Portland & Falmouth, Maine” (hereinafter “Old Barn Estates”), recorded in the Cumberland County Registry of Deeds in Plan Book _____, Pages _____.
2. The Declaration of Restrictions and Covenants, Old Barn Estates recorded in the Cumberland County Registry of Deeds in Book _____, Pages _____, which are incorporated by reference as if fully set forth herein.
3. Grantee(s) for themselves, their heirs, successors and assigns, by acceptance of this Deed shall become members of the Old Barn Estates Homeowners Association.
4. The “Tree Save” areas depicted on Lots 2, 3, 4, 5, 6, 7, 8 and 16, shall not be disturbed, with the exception of the removal of invasive species, tree hazards and the fill slopes associated with the construction of subsurface waste water disposal system leach fields (see C-101 for re-vegetation of fill slopes). Tree Save area shall be identified on each lot prior to the commencement of construction.
5. The “No Disturb Storm Water Buffer” areas as depicted on Lots 3, 4, 5, 6, 9 10, 11, 12, 13, and 16 of Old Barn Estates, shall not be disturbed with the exception of the removal of invasive species, tree hazards and the fill slopes associated with the construction of the subsurface waste water disposal systems and for re-vegetation of said fill slopes as shown on Plan C-101. Storm water buffer areas shall be identified on each lot prior to the commencement of construction.

IN WITNESS WHEREOF, Timothy P. O'Donovan, a Member and duly authorized representative of TPO Properties, LLC, has hereunto set his hand and seal this _____ day of March, 2013.

TPO Properties, LLC

Witness

By: Timothy P. O'Donovan
Its: Member

STATE OF MAINE
CUMBERLAND, ss.

March _____, 2013

Personally appeared the above named Timothy P. O'Donovan and acknowledged the foregoing instrument to be his free act and the free act and deed of TPO Properties, LLC.

Notary Public/Attorney at Law