

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
MAINE STATUTORY SHORT FORM
DLN 1001940081230

KNOW ALL PERSONS BY THESE PRESENTS, that we, James H. Edwards and Jamie Edwards, of 22 Twilight Lane, Gorham, ME 04038, for consideration paid, grant to Spencer F. Whitehouse and Stephanie A. Doyon, of 18 Whistler Landing, Scarborough, ME 04074, as joint tenants, with WARRANTY COVENANTS, the following described real property:

See attached Exhibit A

For title of Grantor, reference is hereby made to a deed from James H. Edwards to James H. Edwards and Jamie Edwards dated April 14, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27730, Page 318.

Witness our hands and seals this 6 day of December, 2019.

Signed, sealed and delivered in the presence of:

Witness

James H. Edwards

Witness

Jamie Edwards

STATE OF MAINE
COUNTY OF Cumberland, ss

Date: December 6, 2019

Personally appeared the above-named James H. Edwards and Jamie Edwards and acknowledged the foregoing to be their free act and deed.

Before me,

Ellen R. Faulkner
Notary Public

Print name:

Ellen R. Faulkner
Notary Public, Maine

My commission expires:

My Commission Expires Oct 31, 2021

STW SAB

EXHIBIT A

A certain lot or parcel of land with the improvements thereon, situated in the Town of Gorham, County of Cumberland and State of Maine, being Lot #37 as shown on a plan entitled Heartwood Subdivision Phases 1-2 recorded in the Cumberland County Registry of Deeds in Plan Book 201, Pages 15 & 16, to which plan reference is made for a more particular description.

Also conveying a 1/78th interest in common and undivided with other lot owners in and to the Open Space area as shown on said plan.

Subject to "Heartwood Subdivision Phases 1-2 Declaration of Protective Covenants and Restrictions by SoLD, Inc." recorded in said Registry of Deeds in Book 15963, Page 79; and to Town of Gorham Decision Document (Conditions of Approval) recorded in said Registry of Deeds in Book 15963, Page 76 and Book 16385, Page 57.

Also subject to the terms and conditions of Declaration of Maintenance and Private Way & Drainage Easement dated December 10, 2000 and recorded in said Registry of Deeds in Book 15963, Page 88.

Further subject to State of Maine Department of Environmental Protection Site Location of Development Findings of Fact and Order dated and signed January 3, 2001 and recorded in said Registry of Deeds in Book 15957, Page 25; as affected by Modification dated August 24, 2001 and recorded in said Registry of Deeds in Book 16759, Page 191. Specifically, all subsequent conveyances of the lot hereby conveyed shall include the same restrictions, as required by the DEP Order.

Further subject to easements for the purpose of providing utilities, drainage and roadway access, which will ultimately be granted to and at such time as the Town of Gorham accepts the roadways and drainage.

If the land conveyed in this deed includes wetlands and/or buffers, the disturbance of buffer or wetland areas is prohibited.

The DEP Order referred to above requires that prior to the sale of Lots 7, 8, 17-23, 24, 26, 27, 28, 42, 43, 52-58, 69 and 70, a recorded copy of the deed and plot plan showing the location of the buffer and/or wetland on the lot shall be submitted to the State Bureau of Land and Water Quality.

STW *STW*