

WARRANTY DEED  
MAINE STATUTORY SHORT FORM  
DLN: 1001840019039

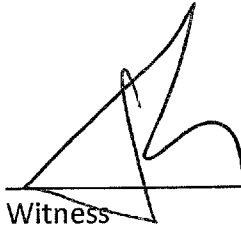
KNOW ALL PERSONS BY THESE PRESENTS, that Crosby House, LLC, a Maine limited liability company having an address of 245 River Road, Topsham, ME 04086, for consideration paid, grants to Katie O. Orff, of 65 Miller Road, Waldoboro, ME 04572, with WARRANTY COVENANTS, the following described real property:

See attached Exhibit A

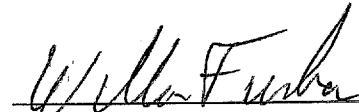
For title of Grantor, reference is hereby made to a Quitclaim Deed from Federal National Mortgage Association dated April 10, 2014 and recorded in the Sagadahoc County Registry of Deeds in Book 3587, Page 58.

Witness my hand and seal this 9<sup>th</sup> day of January, 2018.

Signed, sealed and delivered in the presence of:

Witness 

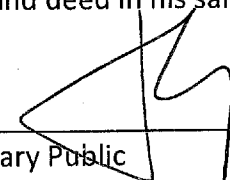
Crosby House, LLC

  
William E. Furber, Sole Member

STATE OF MAINE  
COUNTY OF Sagadahoc, ss

Date: January 9, 2018

Personally appeared the above-named William E. Furber, sole member of Crosby House, LLC and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,   
Notary Public

Print name: Jeffrey P. Vigue  
My commission expires: Attorney at Law

EXHIBIT A

A certain lot or parcel of land in the Town of Topsham, County of Sagadahoc and State of Maine, described as follows:

The unit ("Unit") designated as Unit No. 42 in the Merrymeeting Commons Condominium located at Munroe Lane, Topsham, Maine (the "Condominium") created pursuant to the provisions of the Maine Condominium Act by Declaration dated June 23, 1983 and recorded in the Sagadahoc County Registry of Deeds in Book 631, Page 236, as amended (the "Declaration"), together with an undivided interest in the Common Elements as set forth in said Declaration, and together with all appurtenances thereto, as set forth in said Declaration and amendments thereto.

The Unit is conveyed with the benefit of and subject to:

- (a) Provisions of (i) the Maine Condominium Act, as that statute may be amended from time to time,; (ii) the Declaration, as the same may be amended from time to time by instrument recorded in the Sagadahoc County Registry of Deeds;
- (b) Existing rights, obligations, easements, restrictions, licenses, covenants, and conditions reserved, contained, or referenced in the Declaration.

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