

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, Earle Enterprises, LLC, for consideration paid, hereby grants to Derek L. Howes and Lauren L. Howes, with a mailing address of P.O. Box 10133, Portland, Maine 04104, as joint tenants, with warranty covenants:

A certain lot or parcel of land situated in the Town of Gray, County of Cumberland, State of Maine, being more particularly described on Exhibit A, attached hereto and incorporated herein.

IN WITNESS WHEREOF, the said Earle Enterprises, LLC has caused this instrument to be signed and sealed by David Andrew Earle, its Member, this 13 day of January, 2017

Earle Enterprises, LLC

DAE
By: David Andrew Earle
Its: Member

Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

Date: Jan 13, 2017

Personally appeared before me the above-named David Andrew Earle, in his capacity as Member of Earle Enterprises, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

KENNETH M. LEFEBVRE
NOTARY PUBLIC-MAINE
MY COMMISSION EXPIRES 01-22-2018

[Signature]
Notary Public/Attorney at Law
Print Name:
My commission expires:

MAINE REAL ESTATE TAX PAID

Exhibit A

Unit B1 of the Ledgewood Hills Condominium, situated on Portland Road, Gray, Cumberland County, Maine and more particularly described in the Declaration of Ledgewood Hills Condominium dated May 12, 2006 recorded at the Cumberland County Registry of Deeds in Book 23970, Page 270, as amended by the First Amendment to the Declaration of Ledgewood Hills Condominium dated October 30, 2013 recorded at the Cumberland County Registry of Deeds in Book 31205, Page 109, as amended by the Second Amendment to the Declaration of Ledgewood Hills Condominium dated July 23, 2015 recorded at the Cumberland County Registry of Deeds in Book 32642, Page 221, (collectively, the "Declaration"), and in the Plats and Plans incorporated into said Declaration, recorded at the Cumberland County Registry of Deeds in Plan Book 206, Pages 340-344, Plan Book 215, Page 396, and Plan Book 215, Pages 442-445.

Together with and subject to, an undivided interest in the Common Elements and Limited Common Elements of the Condominium, the liability for Common Expenses and Limited Common Expenses of the Condominium, and votes in the Association of Unit Owners of the Condominium, as such items are allocated to the Unit in the Declaration.

Together with the rights to use the Common Areas and Limited Common Areas, in common with others, as allocated in the Declaration.

Together with and subject to, all rights and easements, privileges and appurtenances, in common with others, as set forth in the Declaration.

Title reference is made to deeds from Richard Sanborn to Innovest, LLC dated July 1, 2005 recorded at the Cumberland County Registry of Deeds in Book 22850, Page 198 and Book 22850, Page 200. Reference is also made to the Assignment from Innovest, LLC to David Albert Earle and Meredith Earle dated October 30, 2013 recorded at the Cumberland County Registry of Deeds in Book 31205, Page 112, and the Assignment to Earle Enterprises, LLC dated July 22, 2015 recorded at Book 32642, Page 219.

Received
Recorded Register of Deeds
Jan 19, 2017 10:31:50A
Cumberland County
Nancy A. Lane