

Patricia Turchiano
PO Box 143
Standish, ME. 04084

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That **Tompson Development Corporation**, a Maine corporation with a place of business at 85 Hi Vu Drive, Standish, Maine, for consideration paid grant(s) to **Patricia Turchiano**, of 43 Walden Court, East Moriches NY 11940, with WARRANTY COVENANTS:

A certain lot of land with all improvements thereon designated as Lot #9-3 on a certain plan captioned "Final Subdivision Plan of Cold Brook Estates" prepared for A&H Land Development, LLC by Sebago Technics and dated December 14, 2006, with a final revision date of October 31, 2008, recorded in the Cumberland County Registry of Deeds in Plan Book 208, Pages 491 through 493 (3 sheets total) (the "Plan").

Also conveying the right and easement for pedestrian and vehicular passage, and utilities, in common with the Grantor herein, its successors and assigns, including other owners of lots in the Cold Brook Estates Subdivision (the "Subdivision") and the public, in, on and over all roads and ways as shown on the Plan. Excepting and reserving to the Grantor herein the fee interest in said roads and ways shown on the Plan which such Grantor may in the future either convey to the Town of Standish, Maine, for acceptance as public streets or convey its fee interest therein to the Cold Brook Estates Homeowners Association (the "Association").

The foregoing conveyance is made subject to and with the benefit of the following:

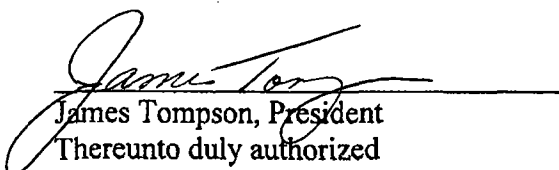
1. All restrictions, easements, covenants and agreements contained in the Declaration of Protective Covenants and Common Easements, Cold Brook Estates Subdivision, Town of Standish, County of Cumberland, State of Maine dated December 7, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30201, Page 116 (the "Declaration").
2. All terms and conditions of subdivision approval of the Town of Standish Planning Board, including, without limitation, all matters shown on the Plan, including all notes delineated thereon,
3. All findings and terms and conditions of approval of the State of Maine Department of Environmental Protection, including, without limitation, all those set forth in State of Maine Department of Environmental Protection Site Location of Development Act Findings of Fact and Order, Project Number L-24094-L3-A N (approval) dated October 8, 2008, and recorded in said Registry of Deeds in Book 26415, Page 187.
4. All findings and terms and conditions of approval of the State of Maine Department of Environmental Protection, including, without limitation, all those set forth in State of Maine Department of Environmental Protection Site Location of Development Act Minor Revision Findings of Fact and Order, Project Number L-24094-L3--B-N (approval) dated October 19, 2010, and recorded in said Registry of Deeds in Book 28267, Page 143.
5. All restrictions, covenants and agreements contained in the Declaration of Covenants and Restrictions dated December 7, 2012 and recorded in said Registry of Deeds in Book 30201, Page 139, which Declaration of Covenants and Restrictions relates to the protection of certain undisturbed forested stormwater buffers and certain undisturbed stream buffers located in the Subdivision.

6. Rights and easements granted by Excel Construction to Central Maine Power Company and Standish Telephone Company by instrument acknowledged on October 20, 1997 and recorded in said Registry of Deeds in Book 13668, Page 136.
7. Customer owned line contract by and between Excel Construction and Central Maine Power Company dated November 6, 1997 and recorded in said Registry of Deeds in Book 14735, Page 144.
8. Rights and easements described in deed from Ross Wheaton to Carrie Wheaton Welch et al. dated October 20, 2005 and recorded in said Registry of Deeds in Book 23291, Page 125.
9. Riparian rights in any brook or stream that crosses the premises (if applicable).
10. Rights of others in that portion of the premises that falls within the land identified as "50-foot Right of Way to Bailey Land" depicted on plan recorded in said Registry of Deeds in Plan Book 100, Page 1 (if applicable).
11. Such state of facts, including notes disclosed on survey entitled "Existing Conditions/Boundary Plan of: Wheaton Way Boundary Road, Standish, Maine for A&H Land Development" prepared by Sebago Technics dated August 11, 2006, last revised September 1, 2006 and recorded in said Registry of Deeds in Plan Book 206, Page 706 (the "Survey").
12. Rights of others in and to the range-way depicted on the plan recorded in said Registry of Deeds in Plan Book 100, Page 1 and shown on the Survey (if applicable).
13. Affidavit of Robert Harmon dated November 3, 2006 and recorded in said Registry of Deeds in Book 24538, Page 265.
14. All utility easements which serve the premises, including, but not limited to, the Easement Deed conveyed to Portland Water District dated August 29, 2011 and recorded in said Registry of Deeds in Book 29161, Page 27, applicable zoning and building restrictions, other easements, covenants, conditions and restrictions of record affecting the premises.

Reference: Thompson Development Corporation by virtue of a Quitclaim deed from A&H Land Development, LLC dated 11/06/2013 and recorded at the Cumberland County Registry of Deeds in Book 31159, Page 102.

Executed this 4th day of April, 2014.

Thompson Development Corporation

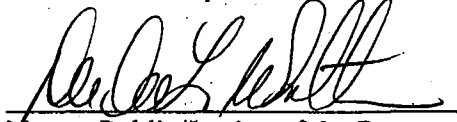

James Thompson, President
Thereunto duly authorized

State of Maine

County of ~~Androscoggin~~
Cumberland

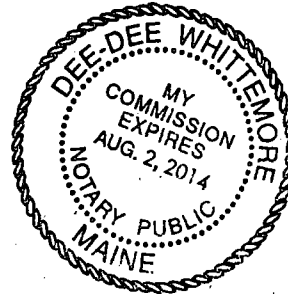
April 4, 2014

The foregoing instrument was acknowledged before me by James Tompson, President of Tompson Development Corporation, a Maine corporation, on behalf of the corporation.



Notary Public/Justice of the Peace

Commission expiration:



Received
Recorded Register of Deeds
Apr 08, 2014 09:53:10A
Cumberland County
Pamela E. Lovley