

WARRANTY DEED (LONG FORM)

KNOW ALL BY THESE PRESENTS,

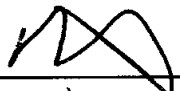
THAT WE, ELIZABETH M. RUCKER and BRADLEY H. RUCKER, both of Gray, Cumberland County, Maine, in consideration of ONE DOLLAR and other valuable consideration paid by JANE E. CHRISTIANSEN and PAUL A. CHRISTIANSEN, both of Windham, Cumberland County, Maine, and whose mailing address is 103 Basin Road, Windham ME 04062, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto Jane E. Christiansen and Paul A. Christiansen, as joint tenants and not as tenants in common, their heirs and assigns forever, the land and buildings in Gray, Cumberland County, Maine, more fully described on Exhibit A attached to this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to Jane E. Christiansen and Paul A. Christiansen, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND WE DO COVENANT with the Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances except as above noted and further, except for current zoning and land use regulations; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to Jane E. Christiansen and Paul A. Christiansen, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Elizabeth M. Rucker and Bradley H. Rucker have hereunto set their hands and seals this 31st of July 2009.


SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:



(Witness)



ELIZABETH M. RUCKER



(Witness)



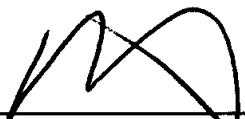
BRADLEY H. RUCKER

STATE OF MAINE
CUMBERLAND, ss.

July 31, 2009

Then personally appeared Elizabeth M. Rucker and acknowledged the foregoing instrument to be his/her free act and deed.

Before me:



Notary Public/Attorney at Law
Dana Priest

NOTARY PRINT NAME:

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Property Location: 33 Ambrose Circle, Gray, Cumberland County, Maine

Municipal Assessor's Map 10 Lot 10-66

A certain lot or parcel of land, with the buildings and other improvements thereon, more particularly described as follows: A parcel of land together with any buildings thereon located in said Town of Gray and being Lot 66 as shown on the plan of May Meadow Woods, Egypt Road, Gray, County of Cumberland, State of Maine (the "Development"), made for May Meadow, Inc. By Titcomb Associates, and recorded in the Cumberland County Registry of Deeds in Plan Book 198, Page 204 and in Plan Book 199, Page 395.

This conveyance is subject to the covenants, conditions, restrictions and easements, affecting the May Meadow Woods Subdivision in the Town of Gray, County of Cumberland and State of Maine, including, without limitation, the following:

1. Any conditions, restrictions, easements or other matters shown on or described in said plan of May Meadow Woods (the "Plan").
2. All terms and conditions of the State of Maine Department of Environmental Protection permit order number L-17884-L3-A-N dated October 16, 1992 and recorded in said Registry in Book 10403, Page 130 (the "DEP Approval") as modified by DEP modification dated September 17, 1993 and recorded in said Registry in Book 11018, Page 52, and as further modified by DEP modification dated November 15, 1994 and recorded in said Registry in Book 11740, Page 332 and as further modified by DEP modification dated April 13, 1995 and recorded in said Registry in Book 11890, Page 98 and dated 2-12-96 recorded in Book 12360, Page 158 and 2-10-99 and recorded in Book 14552, Page 264.
3. All terms and conditions set forth in the minutes of the November 19, 1992 special meeting of the Gray Planning Board, a copy of which is recorded in said Registry in Book 10507, Page 175 (the "Municipal Approval").
4. Notice is hereby given that water from wells drilled upon land in the development, including the lot, may possibly have elevated radon levels.

5. The Declaration of Covenants, Conditions, Restrictions, and Easements Affecting May Meadow Woods Subdivision recorded in said Registry of Deeds in Book 10883, Page 192.

6. A Deed of Conservation and Recreation Easement granted by May Meadow Inc. to Meadow Woods Homeowners Association as holder and the Gray Conservation Commission as third party recorded in the said Registry of Deeds in Book 10883, Page 204.

7. Any subsequent conveyance of the lot must specifically state that such conveyance is subject to the terms and conditions of the DEP Approval and the Municipal Approval.

Being the same premises conveyed to Bradley H. Rucker and Elizabeth M. Rucker by warranty deed from Ronald L. Willett and Mary B. Willett, dated December 2, 2002 recorded in the Cumberland County Registry of Deeds in Book 20673, Page 105.

Received
Recorded Register of Deeds
Jul 31, 2009 03:59:02P
Cumberland County
Pamela E. Lovley