

DLN: 1002240211489

WARRANTY DEED

Teddy Paul Coffin and Jordan Zdeb Coffin of Westbrook, Cumberland County, Maine, for consideration paid, grant(s) to Theresa Ann Brooke of Westbrook, Cumberland County, Maine (whose mailing address is 30 Lincoln Street, Unit 117, Westbrook, ME 04092) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Jerry L. Costa to the grantor(s) herein, dated August 17, 2020, recorded in Cumberland Registry of Deeds, Book 37069, Page 56.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 23 day of SEPTEMBER, 2022.

WITNESS:

[Handwritten signatures of witnesses]

T.P.C.
Teddy Paul Coffin
Jordan Zdeb Coffin

STATE OF California
county of Sacramento, ss

september 23, 2022

Then personally appeared the above-named Teddy Paul Coffin and Jordan Zdeb Coffin and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

[Signature]
Notary Public/Justice of the Peace
Commission Expiration: April 7, 2024

File No.: 2022-5298



MAINE REAL ESTATE TAX-Paid

File No: 2022-5298

“Exhibit A”

Real estate and improvements depicted as Unit 12 in the Riverfront Lofts Condominiums, situated in the City of Westbrook, County of Cumberland and State of Maine, as shown on plans entitled "Condominium Plans of Riverfront Lofts" made for Westbrook Development Corporation by Archetype, P.A. dated October 10, 2007, and recorded in the Cumberland County Registry of Deeds at Plan Book 207, Pages 707 through 709 and a plat by Lewis and Wasina, Inc dated October 23, 2007 and recorded in the Cumberland County Registry of Deeds at Book 207, Pages 705 through 706; specific reference is also made to the Declaration of Condominium, a condominium established in accordance with the Maine Condominium Act, Title 33, Chapter 31, M.R.S.A. §1601 et seq.. which Declaration is dated November 6, 2007 and recorded in said Registry of Deeds in Book 25597, Page 303, as may be further amended from time to time, to which reference is hereby made and the same is incorporated by reference herein (hereinafter called the "Declaration").

Said Unit is conveyed together with:

- 1) an undivided 2.5126% interest in the common areas and facilities of the condominium described in the Declaration attributable to the unit as stated in Exhibit B of the Declaration;
- 2) an exclusive right to use the limited common areas, if any, appurtenant to the unit as specified in the Declaration, and shown on said Condominium Plat and Plans;
- 3) an easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, sewer, water and other public utility lines, driveway and recreation areas, and other common areas and open space, and facilities located in any of the other units or elsewhere on the property and serving the unit.
- 4) all rights and easements in common with other units owners as described in the Declaration, including the description of property attached as Exhibit A to the Declaration;
- 5) all fixtures of any kind now placed in or on said unit.

Said unit is conveyed subject to:

- a) all easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to the Declaration, including, but not limited to, those contained in the description of the property attached;
- b) an easement in favor of the other units to use the pipes, wires, ducts, flues, cables, conduits, sewers, water lines and other public utility lines, driveway and recreation areas, and other common areas, open space and facilities located in the unit or elsewhere on the property and serving such other units;
- c) exclusive rights in favor of the owner of any unit to use the limited common areas appurtenant to said unit;

d) the provisions of the Declaration and plat and plan of Riverfront Lofts Condominium Association, Inc. recorded and filed simultaneously with and as part of the Declaration, as the same may be amended or modified from time to time by instrument recorded or filed in the Cumberland County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, his family, servants and visitors, as if those provisions were recited and stipulated at length herein; and

e) obligations of unit owners at Riverfront Lofts Condominium to the Riverfront Lofts Condominium Association, Inc., a condominium association responsible for the maintenance and continuity of various common easements areas.