

MAINE REAL ESTATE TAX-Paid

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

**TRUSTEE'S DEED**  
**DLN: 1002140178367**  
(Maine Statutory Short Form)

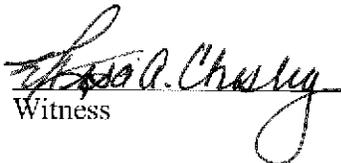
KNOW ALL PERSONS BY THESE PRESENTS THAT WE, **WAYNE W. KUHNLY**, of Topsham, Sagadahoc County, State of Maine, **Trustee of the WAYNE W. KUHNLY REVOCABLE LIVING TRUST dated February 10, 2000 and any amendments thereto**, and **WAYNE W. KUHNLY**, of Topsham, Sagadahoc County, State of Maine, **Trustee of the BARBARA E. KUHNLY REVOCABLE LIVING TRUST dated February 10, 2000 and any amendments thereto**, for consideration paid, grant to **PAUL NICKERSON and VIRGINIA NICKERSON**, whose mailing address is 7 Prospect Street, Stoneham, Massachusetts 02180, as joint tenants, the real property, together with any improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine and more particularly described as follows:

SEE ATTACHED EXHIBIT A

WITNESS my hand and seal in my said capacities as Trustee of the Wayne W. Kuhnly Revocable Living Trust dated February 10, 2000, as amended, and Trustee of the Barbara E. Kuhnly Revocable Living Trust dated February 10, 2000, as amended, this 27<sup>th</sup> day of December, 2021.

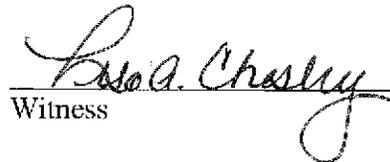
SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

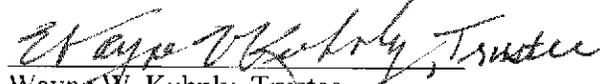
**Wayne W. Kuhnly Revocable Living Trust**  
**dated February 10, 2000, as amended**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Wayne W. Kuhnly, Trustee

**Barbara E. Kuhnly Revocable Living Trust**  
**dated February 10, 2000, as amended**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Wayne W. Kuhnly, Trustee

STATE OF MAINE  
County of Cumberland, ss.

December 27, 2021

Then personally appeared the above named Wayne W. Kuhnly in his said capacities and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Lisa A. Chesley  
Notary Public

## EXHIBIT A

Unit 2 of the condominium known as Rockwood at Cumberland, a Condominium (the "Condominium"), located in the Town of Cumberland, County of Cumberland and State of Maine, pursuant to the Declaration of Condominium, Rockwood at Cumberland, a Condominium (the "Declaration"), under provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act, which Declaration is dated July 31, 2002, and recorded in the Cumberland County Registry of Deeds in Book 17904, Page 209, as amended by a certain First Amendment to Declaration dated August 16, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21683, Page 206, together with an undivided common element interest in the common areas and facilities as provided in the Exhibit B to said Declaration, as the same may be further modified or amended. This Condominium property is shown on the following plats and plans: (i) the plan recorded on July 31, 2002 in the Cumberland County Registry of Deeds in Plan Book 202, Page 479, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Condominium Plan," dated July, 2002; (ii) on the plan recorded on July 31, 2002, in the in the Cumberland County Registry of Deeds in Plan Book 202, Page 480, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-2, (2 UNIT)," dated July, 2002; (iii) on the plan recorded on July 31, 2002, in the Cumberland County Registry of Deeds in Plan Book 202, Page 481, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-3, (3 UNIT)," dated July, 2002; (iv) on the plan recorded on July 31, 2002, in the Cumberland County Registry of Deeds in Plan Book 202, Page 482, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-4, (4 UNIT)," dated July, 2002; (v) on the plan recorded on August 18, 2004, in the Cumberland County Registry of Deeds in Plan Book 204, Page 562, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Condominium Plan (Revised)," dated July, 2002; (iv) the plan recorded on August 18, 2004, in the Cumberland County Registry of Deeds in Plan Book 204, Page 563, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U- 2A, (2 UNIT-1 CAR)," dated July, 2002; (vii) on the plan recorded on August 18, 2004, in the Cumberland County Registry of Deeds in Plan 204, Page 564, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-2B, (2 UNIT-2 CAR)," dated July, 2002; (viii) the plan recorded on August 18, 2004, in the Cumberland County Registry of Deeds in Plan Book 204, Page 565, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-2C, (2 UNIT-2 CAR/1 CAR)," dated July, 2002; (ix) on the plan recorded on August 18, 2004, in the Cumberland County Registry of Deeds in Plan Book 204, Page 566, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-3A, (3 UNIT-1 CAR)," dated July, 2002; (x) the plan recorded on August 18, 2004, in the Cumberland County Registry of Deeds in Plan Book 204, Page 567, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-3B, (3 UNIT-2 CAR)," dated July, 2002; (xi) the plan recorded on August 18, 2004, in the Cumberland County Registry of Deeds in Plan Book 204, Page 568, identified as follows: "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-4, (4 UNIT-1 CAR)," dated July, 2002. Reference is also made to the site plan identified as "Rockwood Senior

Housing, U.S. Route 1, Cumberland, Maine, Plat Plan, Formerly Lots 11, 12, 13, 14, & 15 of Cumberland Business Park," dated November 2000; and recorded on March 25, 2002 in the Cumberland County Registry of Deeds in Plan Book 202, Page 112, as amended by the revised subdivision and site plan recorded on April 4, 2003, in the Cumberland County Registry of Deeds in Plan Book 203, Page 241, identified as "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine; Plat Plan, formerly Lots 11, 12, 13, 14 & 15 of Cumberland Business Park, "dated November 2000.

This Condominium is intended to be a "55 or Over" Community, and therefore the occupancy of the condominium units is restricted based on the age in accordance with the Exhibit C attached to the Declaration, and in accordance with the rules and regulations adopted by the Condominium Association.

The property described above is SUBJECT TO and BENEFITTED BY, as the case may be, the following:

1. The rights and easements granted to John D. Findlay, Jr. by instrument dated April 10, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7141, Page 273.
2. The rights and easements, conveyed to the Portland Water District by instruments dated December 12, 1978 and July 17, 1984 and recorded in the Cumberland County Registry of Deeds in Book 4304, Page 67, and Book 6527, Page 43, respectively.
3. The Notice of Layout and Taking by the State of Maine dated March 12, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2398, Page 433.
4. Such state of facts as disclosed on plan recorded in the Cumberland County Registry of Deeds in Plan Book 59, Page 46.
5. The rights of upper and lower riparian owners in and to the waters of the brook bordering the insured premises and the natural flow thereof.
6. The State of Maine, Department of Environmental Protection, Site Location Orders dated October 27, 1995, March 27, 1996, April 7, 1999, March 12, 2002, June 11, 2002 and March 19, 2003 and recorded in the Cumberland County Registry of Deeds in Book 12202, Page 131, Book 12448, Page 11, Book 14686, Page 261, Book 22298, Page 98, Book 17471, Page 26, Book 17816, Page 95, and Book 19392, Page 243 respectively.
7. Such state of facts, including but not limited to all restrictions, common driveway easements, buffer areas and general notes as disclosed on Plan Survey entitled "Cumberland Business Park, U.S. Route 1, Cumberland, Maine" by Squaw Bay Corp., dated May, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 178, as amended by Amended Subdivision Plan dated November 2000 and recorded in Plan Book 202, Page 236, and on Plan Book 202, Page 112, on the following plans, all dated July 2002: (i) the plan recorded in Plan Book 202, Page 479, identified as "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Condominium Plan"; (ii)

the plan recorded in Plan Book 202, Page 480, identified as "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-2, (2 UNIT)"; (iii) the plan recorded in Plan Book 202, Page 481, identified as "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. U-3, (3 UNIT)"; and (iv) the plan recorded in Plan Book 202, Page 482, identified as "Rockwood Senior Housing, U.S. Route 1, Cumberland, Maine, Horizontal and Vertical Boundaries, DWG. No. 0-4, (4 UNIT)".

8. The Certificate of Zoning Variance Approvals dated December 14, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15982, Page 94, rerecorded in Book 17114, Page 115.
9. The rights and easements granted to Central Maine Power Company and Verizon New England, Inc. by instruments dated May 23, 2001 and April 9, 2002 and recorded in Book 16391, Page 241 and Book 17680, Page 47, respectively.
10. The rights and easements granted to Portland Water District by easement deed dated April 1, 2002 and recorded in Book 17485, Page 143.
11. The covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes of 1964, as amended, or set forth in the Declaration of Condominium of Rockwood at Cumberland, a Condominium, dated July 31, 2002 and recorded in Book 17904, Page 209, as amended by First Amendment to Declaration by LSH Holdings, Inc, dated August 16, 2004 and recorded in said Registry of Deeds in Book 21683, Page 206, the related By-Laws, any instrument creating the estate or interest to be insured, and any instrument referred to in any of the aforesaid instruments.
12. The zoning Variance from the Town of Cumberland dated March 13, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19149, Page 167.
13. The rights and easements granted by DST Realty, LLC to Rockwood at Cumberland Condominium Association dated December 15, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23506, Page 156.
14. The rights and easements granted by DST Realty, LLC to LSH Holdings, Inc, dated July 31, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17904, Page 205, Note: Notwithstanding this exception, this policy insures that access over Thomas Drive.
15. The Declaration of Protective Covenants of Cumberland Business Park dated March 12, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14612, Page 278, as amended by Amendment to Declaration of Protective Covenants dated October 20, 2000 and recorded in the said Registry of Deeds in Book 17209, Page 1 and Second Amendment to Declaration of Protective Covenants dated June 10, 2004 and recorded in said Registry of Deeds in Book 21390, Page 101.

For source of title reference is hereby made to a deed from Snow Island Properties I, LLC to Wayne W. Kuhnly, Trustee, or his successors in trust, under the Wayne H. Kuhnly Revocable Living Trust dated February 10, 2000, and any amendments thereto, and Barbara E. Kuhnly, Trustee, or her successors in trust, under the Barbara E. Kuhnly Revocable Living Trust dated February 10, 2000, and any amendments thereto, dated September 26, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28989, Page 24.