MAINE REAL ESTATE TAX-Paid

1001940076639

WARRANTY DEED

David F. Gross of Portland, Cumberland County, Maine, for consideration paid, grant(s) to Holly Stone Farrally-Plourde of Falmouth, Cumberland County, Maine (whose mailing address is 9 Ayers Court, Falmouth, ME 04105) with Warranty Covenants, as Sole Owner the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Nancy Lynn Wallerstein to the grantor(s) herein, dated September 21, 2007, recorded in Cumberland Registry of Deeds, Volume Book 25496, Page 171.

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 24th day of October, 2019.

WITNESS:

_____

_____
David F. Gross

_____

STATE OF MAINE
Cumberland, ss

October 24, 2019

Then personally appeared the above named David F. Gross and acknowledged the foregoing instrument to be his free act and deed.

Before me,

_____
Notary Public/Justice of the Peace
Commission Expiration:

BRITTANY M. NEWMAN
My Commission Expires
03-04-2025
NOTARY PUBLIC

File No.: 2019-3155

File No: 2019-3155

"Exhibit A"

That certain real estate, together with any improvements thereon, located in Cape Elizabeth, County of Cumberland and State of Maine, being Unit Numbered 36, together with a 1.63988 undivided percentage interest in the common areas and facilities of Hobstone, all as more specifically described in Hobstone Condominium Declaration dated June 11, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4797, Page 181, as amended by First Amendment to Hobstone Condominium Declaration dated June 24, 1982 and recorded in the Cumberland County Registry of Deeds in Book 4981, Page 31, and as amended by Second Amendment to Hobstone Condominium Declaration dated March 9, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6767, Page 42, and by Third Amendment to Hobstone Condominium Declaration dated August 1, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6845, Page 205, and by Fourth Amendment to Hobstone Condominium Declaration dated October 8, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6953, Page 35, as amended by Fifth Amendment to Hobstone Condominium Declaration, dated June 10, 1988 and recorded in said Registry of Deeds in Book 8325, Page 309, as amended of record. Subject to the terms and conditions of a Certificate of Resolutions of the directors and members of Hobstone Condominium, dated November 9, 1996, recorded in Book 12941, Page 001, which Condominium has been established in accordance with the Unit Ownership Act of Maine, Chapter 10, Title 33, Section 560 et seq. of the Revised Statutes of Maine 1964, as amended, and as delineated on the survey entitled "Hobstone Condominium Survey Amended" dated October 20, 1981 and as delineated on the floor plans entitled "Hobstone Floor Plans" dated May 12, 1981 and on Second Amended Survey entitled "Hobstone Condominium Survey-Second Amendment" dated February 12, 1985 made by Owen Haskell, Inc. together with duly prepared and certified amended floor plans entitled "Hobstone" dated March 9, 1985 and made by Teas, Feely and Hingstone, said survey and floor plans being recorded in said Registry of Deeds in Unit Ownership File No. 42, and said Second Amended Survey and said Amended Floor Plans being recorded in said Registry of Deeds in Revised Unit Ownership File No. 42.

Said unit is conveyed subject to and with the benefit of all of the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations and encumbrances contained in or referred to in said Hobstone Declaration of Condominium, survey and floor plans as hereinbefore referred to, all of which are incorporated by reference herein as the same may be amended or modified from time to time by document recorded at or filed in the Cumberland County Registry of Deeds, which provisions together with any amendments or modifications thereto shall constitute conveyances running with the land and shall bind any person having at any time any interest or estate in Condominium Unit, as if those provisions were raised and set forth herein. The Grantee, by the acceptance hereof, agrees to be bound by and to comply with all of the terms and conditions of said Hobstone Declaration of Condominium.

The premises herein conveyed are also subject to the following:

1. Water line easement to Portland Water District dated May 15, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4622, Page 139;

2. Utility easements to New England Telephone and Telegraph Company and Central Maine Power Company dated September 9, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4702, Page 250;

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10/25/2019, 10:31:57A
Register of Deeds Nancy A. Lane E-RECORDED

3. Easement to the Town of Cape Elizabeth dated June 24, 1982 and recorded in the Cumberland County Registry of Deeds in Book 4982, Page 231;

4. Easements to Central Maine Power Company and New England Telephone and Telegraph Company dated February 8, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6417, Page 276 and dated December 7, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6683, Page 132;

5. Terms and conditions of the Department of Environmental Protection Order dated March 5, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4575, Page 306.