

RETURN TO:

Nils R. Groneng and Melanie A. Groneng
6 Mountain Ash Avenue
Brunswick, ME 04011

DLN: 1002040094298**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT David M. Chirnitch and Lisa P. Chirnitch, Trustees of The Joseph M. Chirnitch Family Trust u/t/d December 6, 1990 as restated on February 22, 2002, whose principal place of business in 14 Pleasant View Farm Road, Durham, ME 04222, for consideration paid, grant to Nils R. Groneng and Melanie A. Groneng, whose mailing address is P.O. Box 479, Brunswick, ME 04011, as joint tenants, with WARRANTY COVENANTS, the real property situated in Brunswick in the County of Cumberland and State of Maine more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Meaning and intending to convey the same premises conveyed to the grantors herein by deed dated September 29, 2015 and recorded in the Cumberland County Registry of Deeds at Book 32701, Page 210.

IN WITNESS WHEREOF, The Joseph M. Chirnitch Family Trust u/t/d December 6, 1990 as restated on February 22, 2002 has caused this instrument to be signed in its corporate name and sealed with its corporate seal by David M. Chirnitch and Lisa P. Chirnitch, its Trustees thereunto duly authorized, this 5th day of May, 2020.

THE JOSEPH M. CHIRNITCH FAMILY TRUST U/T/
D DECEMBER 6, 1990 AS RESTATED ON
FEBRUARY 22, 2002



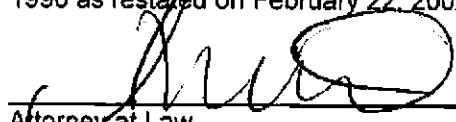
David M. Chirnitch
Trustee



Lisa P. Chirnitch
Trustee

State of Maine
County of Androscoggin

On this 5th day of May, 2020, personally appeared, before me, the above named David M. Chirnitch and Lisa P. Chirnitch who are the Trustees of The Joseph M. Chirnitch Family Trust u/t/d December 6, 1990 as restated on February 22, 2002, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same as their free act and deed, duly authorized on behalf of said The Joseph M. Chirnitch Family Trust u/t/d December 6, 1990 as restated on February 22, 2002.




Attorney at Law
Print Name: Amie Nickel

Amie Nickel
Attorney at Law

TRUSTEES' CERTIFICATE

The undersigned trustees as Trustees under The Joseph M. Chirnitch Family Trust created by Joseph M. Chirnitch as grantors under trust declaration dated December 5, 1990, as amended, and thereto have full and absolute power in said trust agreements to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof. The trust has not been altered, amended, or revoked.

The Joseph M. Chirnitch Family Trust U/D/T December 5, 1990



David M. Chirnitch, Trustee

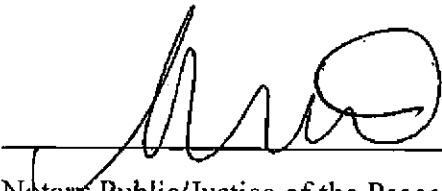


Lisa P. Chirnitch, Trustee

State of ME

County of Androscoggin

Then personally appeared before me this 5th day of May 2020, David M. Chirnitch, Trustee and Lisa P. Chirnitch, Trustee, and acknowledged the foregoing to be their voluntary act and deed



Notary Public/Justice of the Peace

Commission expiration:

Amie Nickel
Attorney at Law

EXHIBIT "A"
LEGAL DESCRIPTION

6 Mountain Ash Road
Brunswick, Maine

A certain lot or parcel of land together with any buildings thereon, situated in the Town of Brunswick, County of Cumberland and State of Maine, and being Lot Numbered Forty-two (#42), and that lot only, as shown on a Plan entitled Subdivision Plan of Wildwood, Route 24, Brunswick, Maine, for Merrymeeting Developers, Inc., dated January 19, 1987 and revised April 1, 1987 by Brian Smith Surveying, Inc., as such Plan has been amended, which Plan was originally approved by the Town of Brunswick Planning Board on April 28, 1987 and recorded in the Cumberland County Registry of Deeds in Plan Book 165, Page 4. Said Plan was first amended by a Plan entitled Amended Subdivision Plan of Wildwood, Route 24, Brunswick, Maine, for North East Hillcroft, Inc., dated August 22, 1989 by Brian Smith Surveying, Inc., which first amended Plan was approved by the Town of Brunswick Planning Board On August 22, 1989 and recorded in said Registry of Deeds in Plan Book 180, Page 66. Said Plan was further amended by Plan entitled Amended Subdivision Plan of Wildwood, Route 24, Brunswick, Maine, for North East Hillcroft, Inc., dated November 26, 1990 and revised January 16, 1991 by Brian Smith Surveying, Inc., which further amended Plan was approved by the Town of Brunswick Planning Board on February 12, 1991 and recorded in said Registry of Deeds in Plan Book 191, Page 29, to which Plans, as amended, with their records reference is hereby made for a further and more complete description of the premises hereby conveyed, subject to easements for the purpose of ingress, egress and all utilities over all those roads portrayed on the above Plans, until such time as said roads are accepted by the Town of Brunswick.

Subject to the following encumbrances or restrictions:

The above-described premises are conveyed subject to the Declaration of Protective Covenants by Merrymeeting Developers, Inc., dated June 8, 1988 and recorded in Book 8325, Page 43, and modified by Waiver dated July 23, 1991 and recorded it Book 9650, Page 236.

The above-described premises are conveyed subject to any Easements of record, Notes and Setbacks as, shown on said Plan, as amended.

The above-described premises are conveyed subject to the Construction Easement as shown on said Plans.

The above-described premises are conveyed subject to the following D.E.P. Orders and any subsequent D.E.P. Orders of record:

D.E.P. Order dated August 11, 1987 recorded in Book 8353, Page 337.

D.E.P. Order dated September 17, 1987 recorded in Book 8025, Page 33.

D.E.P. Order dated December 30, 1989 recorded in Book 9051, Page 66.