

WARRANTY DEED

Scott A. Reynolds and Susan M. Reynolds, husband and wife, both of Wildwood, Saint Louis County, Missouri, for consideration paid, grant to Scott A. Reynolds and Susan M. Reynolds, both of Wildwood, Saint Louis County, Missouri in their capacities as trustees of The Scott and Susan Reynolds Revocable Living Trust created under instrument dated November 27, 2017 (whose mailing address is 18742 Wild Horse Farm Court, Wildwood, MO 63038) with Warranty Covenants, as joint tenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Clarence W. Sawyer and Pamela S. Sawyer to the grantors herein, dated September 27, 2017, recorded in Hancock Registry of Deeds, Volume 6834, Page 266.

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 our hands and seals this 21st day of February, 2018.

WITNESS:

Christa Lee

Marianne Withers

Scott A. Reynolds

Susan M. Reynolds

STATE OF ~~MAINE~~ MO
Franklin County, ss

February 21st, 2018

Then personally appeared the above named Scott A. Reynolds and acknowledged the foregoing instrument to be his free act and deed.

Before me, Amber Roettering

File No.: 2017-3673

Amber Roettering
Notary Public/Justice of the Peace
Commission Expiration:

AMBER ROETTERING
Notary Public, Notary Seal
State of Missouri
Franklin County
Commission # 13535575
My Commission Expires 10-29-2021

"Exhibit A"

A lot or parcel of land, together with any improvements thereon, situated on the westerly shore of Green Lake in Ellsworth, Hancock County, Maine, more particularly described as follows:

Lot 11 ("the lot") depicted on the Disposition Plan entitled "Jordan Way" prepared by Plisga & Day Land Surveyors, dated March 10, 2003, and recorded in Hancock Registry of Deeds at Plan File 31, Pages 141 through 143, inclusive.

The above described lot is conveyed subject to the following:

- a. Rights-of-way over existing roadways, driveways and easements previously and hereby reserved by Champion Realty Corporation for access to remaining lands of Champion Realty Corporation and/or for the benefit of other lots and lot owners within the development and any notes, conditions, and restrictions set forth on the above plans of the development.
- b. Terms and conditions of the Covenants and Bylaws of the Green Lake Homeowners Association, the terms of which are incorporated herein. The Covenants are dated March 18, 2003, and are recorded in the Hancock Registry of Deeds at Book 3556, Page 107. By acceptance of this deed, Grantee hereby acknowledges and agrees to comply with the terms and conditions of the same.
- c. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the Grantee).
- d. Any and all encumbrances, easements, servitudes, rights of way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession, including but not limited to those easements and rights of way noted on said plans.
- e. Any current or future governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions and regulations, including but not limited to any that restrict Grantee's ability to build upon or use the lot and any relating to wetlands protection.
- f. Rights, if any, relating to the construction and maintenance in connection with any public utility wires, poles, pipes, conduits and appurtenances thereto, on, under or across the lot.
- g. Any condition which a physical examination or adequate survey of the lot might reveal.
- h. All outstanding governmental fees, assessments and charges.
- i. Standard title insurance exceptions in the State of Maine.
- j. All claims and rights of governmental authorities in and to any portion of the lot lying in the bed of any streams, creeks, waterways or great ponds, or other submerged lands or riparian rights.

k. Utility easements given to Bangor Hydro-Electric Company dated March 22, 1968, and recorded in said Registry in Book 1060, Page 381, and dated April 29, 1971, and recorded in said Registry in Book 1120, Page 507 to the extent the same encumber the above described lot.

The above-described lot is conveyed subject to and with the benefit of all easements appurtenant thereto, including but not limited to the easements described in the agreement with Dale Henderson Logging, Inc. recorded in the Hancock County Registry of Deeds in Book 3558, Page 304, and the agreement with William C. Gardner, Jr., et al, recorded at Book 2805, Page 307. By acceptance of this deed, Grantee hereby acknowledges and agrees to comply with the terms and conditions of the same.

HANCOCK COUNTY