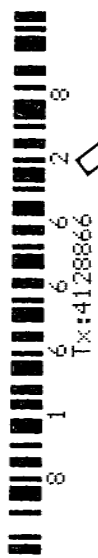


WARRANTY DEED

DLN 1002040109638



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MAINE WOODLAND PROPERTIES, a Maine corporation with a mailing address of P.O. Box 1039, Portland, ME 04104, for consideration paid, grants to ROBIN D. TYNER, whose mailing address is 9 Millstream Drive, Exeter, NH 03833, with Warranty Covenants, a certain lot or parcel of land in Sunset Shores Subdivision, formerly known as Oxbow Point Subdivision, in Waltham, Hancock County, Maine, described as follows:

Lot 58, as shown on a plan titled "Subdivision Plan: Phase 2, Oxbow Point Subdivision" made by Plisga & Day Land Surveyors, dated October 15, 2008, approved by the Town of Waltham on October 20, 2008, and recorded in the Hancock County Registry of Deeds on October 24, 2008 in Plan File 38, #141-#153 (the "Plan"); as amended by the plan titled "Subdivision Plan: Amended Sunset Shores Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, #57.

TOGETHER WITH an easement, in common with Grantor, its successors and assigns, to maintain, repair, replace and use the roads, stormwater management systems, and utility services as shown on the Plan or as constructed within 15 feet of the sides of said roads.

TOGETHER WITH an easement, in common with Grantor, its successors and assigns, in and to the Common Area and Open Space as shown on the plan titled "Subdivision Plan: Amended Sunset Shores Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, #57, for passive and active recreation, and including the right to use a common dock to be located as shown on said plan.

EXCEPTING AND RESERVING to Grantor, its successors and assigns, the right to enter on that portion of the lot conveyed hereby located within said roads as shown on the Plan and within a 15-foot wide strip of land running by and along said roads, to construct, maintain, repair, replace and use a road and utility services, and to grant an easement to any utility for utility service improvements.

ALSO RESERVING to Grantor, its successors and assigns, the right to grant an easement to purchaser(s) or owner(s) of other lots shown on the Plan, and/or to a lot owners association, to use, maintain, repair or replace any road, stormwater management system, or utility services as shown on the Plan or as constructed within 15 feet of the sides of said roads.

ALSO RESERVING to Grantor, its successors and assigns, the right to grant an easement to purchaser(s) or owner(s) of other lots shown on the Plan, and/or to a lot owners association, to use, maintain, repair or replace structures and facilities associated with the Common Area and Open Space as shown on the plan titled "Subdivision Plan: Amended Sunset Shores Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, #57.

ALSO conveying any of Grantor's right, title and interest in the area between the normal high water mark and normal low water mark of Graham Lake located between the westerly extension of the

northerly and southerly sidelines of the lot hereby conveyed, subject to possible flowage rights of other third parties.

Wetland areas contained on the lot hereby conveyed as shown on the Plan and the Plot Plan attached hereto are subject to specific regulation by the Maine Department of Environmental Protection.

A portion of the lot hereby conveyed is located within the 100-year flood plain as shown on the flood maps for the Town of Waltham.

The vernal pool area contained on the lot hereby conveyed as shown on the Plan and the Plot Plan attached hereto may not be filled or cleared; a 50-foot setback shall be maintained.

**The foregoing property is conveyed SUBJECT to the following; any subsequent conveyance of the lot conveyed hereby shall be subject to these same terms, conditions and restrictions, and the instrument of conveyance shall include a provision to that effect:**

1. Terms, conditions, easements, notations, flood hazard limits, buffer zones, restrictions and state of facts as shown on the Plan, and including, but not limited to, those shown on the attached Plot Plan of the herein conveyed lot.
2. Declaration of Restrictions dated May 30, 2006, executed by Dale Henderson Logging, Inc., and recorded in the Hancock County Registry of Deeds in Book 4503, Page 319; and the Declaration of Restrictions dated October 25, 2008, executed by Dale Henderson Logging, Inc. and recorded in said Registry at Book 5085, Page 46; as amended by instrument dated February 27, 2020, approved by the Waltham Planning board on June 17, 2020, and recorded at Book 7048, Page 662 of said Registry; and as further amended by instrument dated August 14, 2020, recorded in said Registry at Book 7046, Page 360.
3. Terms, conditions and obligations contained in the Road, Common Area & Open Space Maintenance Agreement for "Sunset Shores" in Waltham, Maine recently entered into by and between Grantor and Grantee(s), recorded herewith in the Hancock County Registry of Deeds.
4. Rights of others to use, maintain, repair or replace the roads, stormwater management system, and utility services located within the roads, stormwater easement areas, and within 15 feet of said roads, including those rights conveyed to the Oxbow Point Lot Owners' Association by deed dated July 12, 2006 and recorded at Book 4538, Page 185 of said Registry.
5. Rights of others to use, maintain, repair or replace structures and facilities associated with the Common Area and Open Space as shown on the plan titled "Subdivision Plan: Amended Sunset Shores Subdivision" made by Plisga & Day Land Surveyors, dated May 13, 2020 and recorded in the Hancock County Registry of Deeds in Plan File 47, #57.
6. All terms, conditions and restrictions contained in the State of Maine Department of Environmental Protection Order, dated September 15, 2008 and recorded in the Hancock County Registry of Deeds in Book 5070, Page 1; and the Order dated April 1, 2019 and recorded in said Registry at Book 6943, Page 952, including, but not limited to, the conditions and restrictions related to the stormwater management system of the Oxbow Point Subdivision. The Grantee(s) herein acknowledge they have received a copy of said Order from the Grantor.

7. All terms, conditions and restrictions contained in the State of Maine Department of Environmental Protection Order, dated May 14, 2020 and recorded in the Hancock County Registry of Deeds in Book 7033, Page 824. The Grantee(s) herein acknowledge they have received a copy of said Order from the Grantor.
8. All rights and obligations of membership in the Sunset Shores Lot Owners' Association, whether currently existing or hereafter created.
9. Terms of a Planning Board Order and Findings of Fact Issued by the Waltham Planning Board, dated October 20, 2008 and recorded in the Hancock County Registry of Deeds at Book 5086, Page 319.
10. Easement granted by Dale Henderson Logging, Inc. to Bangor Hydro-Electric Company, dated October 2, 2006 and recorded in said Registry at Book 4652, Page 176.
11. Easement granted by Maine Woodland Properties to Versant Power of substantially even date to be recorded in said Registry.
12. Subject to conditions and restrictions applicable to the 100-foot shoreline building setback on the lot hereby conveyed as shown on the Plan and the Plot Plan attached hereto.
13. Subject to conditions and restrictions applicable to clearing and cutting in the 250-foot shoreland area on the lot hereby conveyed.
14. Subject to conditions and restrictions applicable to the natural buffer zone on the lot hereby conveyed as shown on the Plan and the Plot Plan attached hereto.

Being a portion of the premises conveyed by Dale Henderson Logging, Inc. to Maine Woodland Properties by deed dated December 26, 2018, recorded in the Hancock County Registry of Deeds in Book 6930, Page 153.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this deed to be duly executed on its behalf this 18<sup>th</sup> day of September, 2020.

*[Signature]*  
 Witness

MAINE WOODLAND PROPERTIES

By: *[Signature]*  
 Susan Girouard, Vice President

HANCOCK COUNTY

STATE OF MAINE

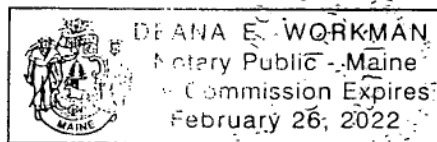
*Hancock*  
Cumberland, ss.

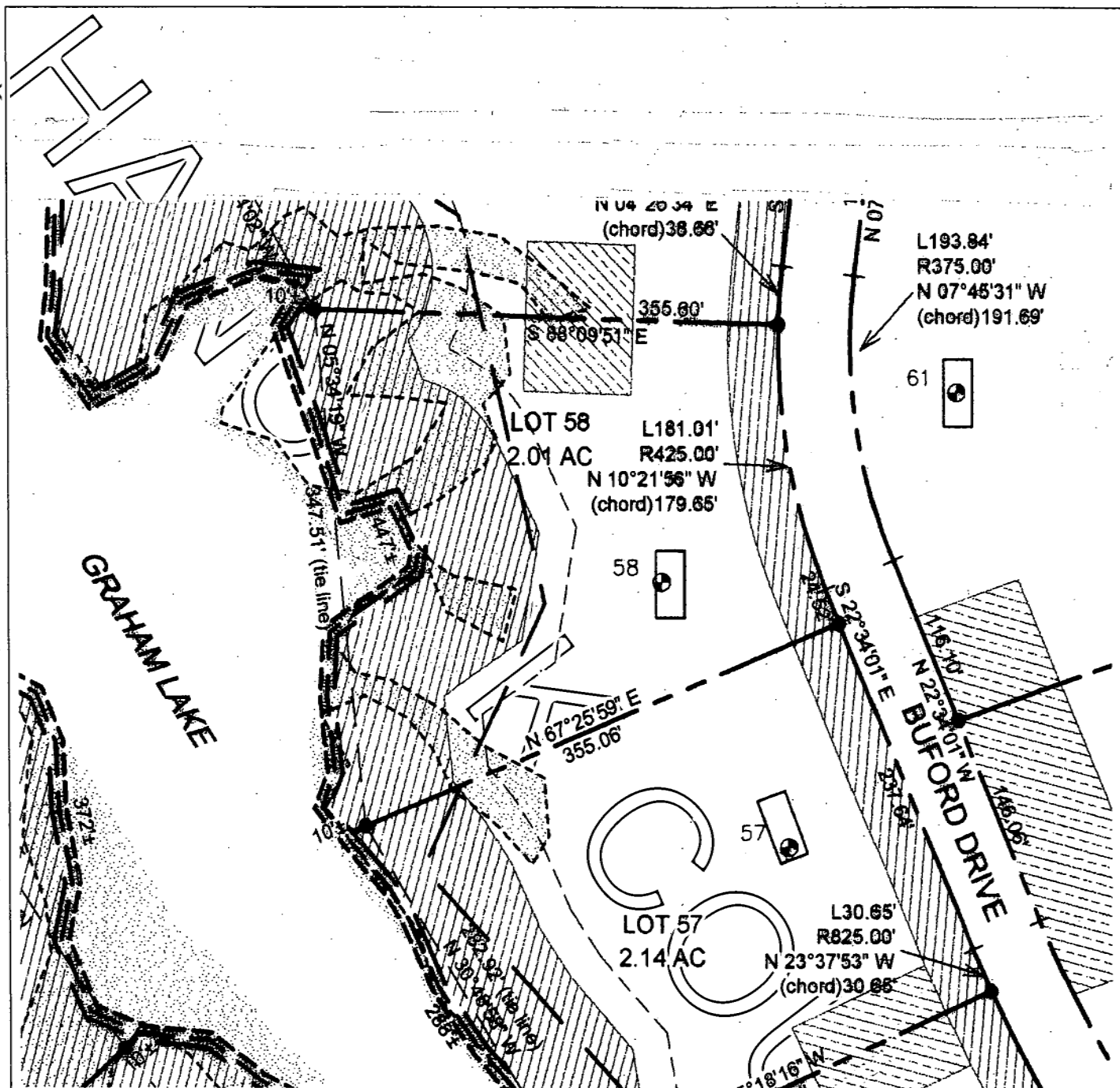
9/1, 2020

Then personally appeared the above named Susan Girouard and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

*Deana E. Workman*  
Notary Public  
Printed Name: Deana E. Workman  
Commission expires: 02/26/2022





**LEGEND**

PROPERTY/ROW	
SETBACK	
EASEMENT	
WETLANDS	
STREAM	
EDGE WATER	
WASTEWATER DISPOSAL SITE	
SOIL TEST PIT	15. ●
NATURAL BUFFER	
WELL PLACEMENT AREA	
EXISTING WELL	⊙
FLOOD ZONE	
IRON ROD SET	●
VERNAL POOL	

**Sunset Shores Subdivision**

(formerly Oxbow Point Subdivision)

Waltham, Maine

Hancock County Registry of Deeds

Plan File 38, #141-153

1"=100'

#1 5