

**WARRANTY DEED**

**OCEAN HERITAGE BUILDERS, LLC**, a Maine limited liability company with offices at 198 SACO AVENUE, OLD ORCHARD BEACH, MAINE 04064, for consideration paid, grants to \_\_\_\_\_, whose mailing address is \_\_\_\_\_, with WARRANTY COVENANTS, the following described real estate situated in the City of Sanford, York County, Maine:

The land in Sanford, York County, Maine, more particularly described as follows: The unit designated as **UNIT NO.** \_\_\_\_\_ in the **ROCK POND ESTATES CONDOMINIUM**, Sanford, Maine, created pursuant to the provisions of the Maine Condominium Act by Declaration dated October 10, 2006, and recorded in the York County Registry of Deeds at Book 14999, Page 841 and subsequently replaced by Revised and Restated Declaration of Condominium, dated August 5, 2011, and executed December 3, 2011, and recorded in said Registry at Book 16216, Page 82, as amended by an Amendment to Revised and Restated Declaration, Rock Pond Estates Condominium and to Bylaws of Rock Pond Estates Condominium Association, recorded January 23, 2012 in the York County Registry of Deeds at Book 16247, Page 545, and further amended by a Second Amendment to Revised and Restated Declaration, Rock Pond Estates Condominium, recorded October 6, 2017 in the York County Registry of Deeds at Book 17576, Page 56, and further amended by a Third Amendment to Revised and Restated Declaration, Rock Pond Estates Condominium and of current date to be recorded in said Registry.

The UNITS are conveyed with the benefit of and subject to:

- 1) Provisions of (a) the Maine Condominium Act, as that statute may be amended from time to time; (b) the above referenced Declaration, including the Grantor's percentage ownership of the common elements as set forth in said Declaration, as the same may be amended from time to time by instrument recorded in the York County Registry of Deeds;
- 2) Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration;
- 3) Such taxes and assessments allocable to the Units for the current fiscal (tax) year as are not due and payable on the date of delivery of this deed.

For Grantor's source of title, reference is made to the Warranty Deed of Tenori Properties, LLC, to the Grantor herein, dated November 8, 2013 and recorded in the York County Registry of Deeds in Book 16733, Page 109.

**IN WITNESS WHEREOF**, the said OCEAN HERITAGE BUILDERS, LLC has caused this instrument to be signed and sealed by King H. Weinstein, its Member/Manager, thereunto duly authorized, this \_\_\_ day of \_\_\_\_\_, 2018.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

OCEAN HERITAGE BUILDERS, LLC

\_\_\_\_\_

\_\_\_\_\_  
By: King H. Weinstein  
Its: Manager/Manager

**STATE OF MAINE  
COUNTY OF YORK**

Personally appeared before me this day the above-named KING H. WEINSTEIN, Member/Manager of OCEAN HERITAGE BUILDERS, LLC, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said OCEAN HERITAGE BUILDERS, LLC.

(NOTARY SEAL)

\_\_\_\_\_  
Attorney-at-Law/Notary Public  
Printed name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_