

## **WARRANTY DEED**

**KNOW ALL By THESE PRESENT** that **THOMAS J. HALEY**, with a mailing address of 60 Barrell Lane, Unit 1, York, Maine 03909, for consideration paid, **grants** to **THOMAS J. HALEY** and **DOROTHY M. HALEY**, both with a mailing address of 60 Barrell Lane, Unit 1, York, Maine 03909, with **Warranty Covenants**, as **Joint Tenants**, a certain condominium unit situated in York, County of York and State of Maine, and being further described as Unit No. 1 in the York Harbor Estates Condominium, located at 60 Barrell Lane, in the Town of York, County of York and State of Maine, and shown on survey of "Plan of Land, York Harbor Estates Condominium, York Harbor, Maine," by Civil Consultants dated September 21, 1984 and recorded at the York County Registry of Deeds in Condominium File 129, Sheets 2 to 4. Specific reference is made to the York Harbor Estates Condominium Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine, as amended, Title 33, Chapter 31, which declaration is dated November 27, 1984 and recorded at the York County Registry of Deeds in Book 3421, Page 270, as the same may be amended from time to time, to which condominium documents reference is hereby made and the same are incorporated by reference herein.

Said Unit is conveyed **TOGETHER WITH**:

1. An undivided 12.87 percentage interest in the common areas and facilities of the condominium described in the Declaration and attributable to the Units.
2. An exclusive right to use the limited common areas appurtenant to the Unit as specified in the Declaration as same may exist, including the parking spaces, balconies and terraces. All as shown on a survey and floor plans filed with the Declaration.
3. An easement for the continuance of all encroachments by the Unit on any adjoining Units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the Unit, after damage or destruction by fire or other casualty or after taking in condemnation or eminent domain proceedings, or by reason of an alternation or repair to the common areas and facilities made by or with the consent of the Board of Directors.

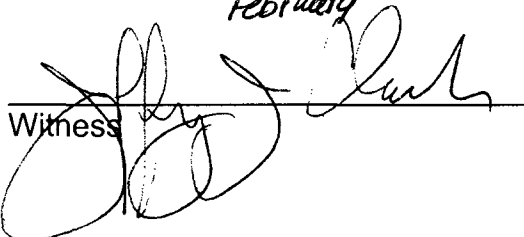
4. An easement in common with the owners of other Units, to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other Units or elsewhere on the property and serving the Unit hereby conveyed.
5. All rights and easements in common with the other Unit owners as described in the Declaration and subject to the restrictions, encroachments and easements as set forth therein.
6. Stoves, refrigerators, motors, plumbing fixtures, storm windows, dishwashers and all other fixtures now placed on or in said Unit.

Said Unit is conveyed **SUBJECT TO:**

1. All easements and encumbrances contained in the Declaration, including but not limited to, the description of the property as contained in the Unit.
2. Easements in favor of adjoining Units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining Units or common areas and facilities of the Units, now existing as a result of construction of the building or which may come into existence hereafter as a result of the settling or shifting of the building, or as a result of repair or the common areas and facilities after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas or facilities made by or with the consent of the Board of Directors.
3. *An easement in favor of the other Units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the Unit conveyed or elsewhere on the property and serving such other Units.*
4. Subject to encroachments of buildings contained on abutting properties as same may exist and are referred to in the Plans and Declarations.
5. Exclusive rights in favor of the owner of any Unit to use the limited common areas appurtenant to such Unit.
6. The provisions of the Declaration and appendices thereto, By-laws and floor plans of York Harbor Estates Condominium, as they may be amended from time to time by instrument recorded in the York County Registry of Deeds, which provisions together with any amendments thereto, shall constitute covenants running with the land and shall bind any persons having at any time interest or estate in the Unit, his family, servants, and visitors, as if those provisions were recited and stipulated at length herein.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor by deed of Joseph J. Jensen, dated November 15, 1996 and recorded in the York County Registry of Deeds at Book 8070, Page 27.

**IN WITNESS WHEREOF**, THOMAS J. HALEY has caused this instrument to be signed this 3 day of ~~January~~ <sup>February</sup>, 2009.

Witness 

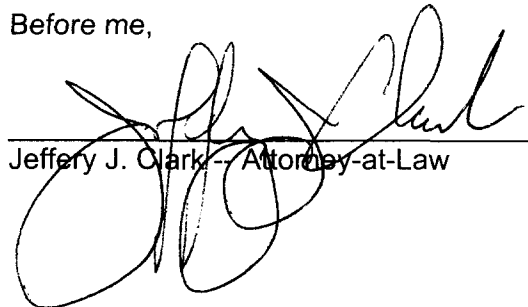
  
THOMAS J. HALEY

**STATE OF MAINE**  
**County of YORK**

~~January~~ <sup>February</sup> 3, 2009

Then personally appeared the above-named, **THOMAS J. HALEY**, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Jeffery J. Clark - Attorney-at-Law

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377  
Return to: Thomas Haley  
60 Barren Lane, Unit 1  
York, ME 03909

**END OF DOCUMENT**