

Returned:
Donna Lowrie
33 Birch Farm Way
Wells ME 04090

DLN:1002040097825

WARRANTY DEED

CAPE ARUNDEL COTTAGE PRESERVE, A CONDOMINIUM

Maine R.E. Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS, that ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC, a Connecticut limited liability company with an office address of c/o Franklin Enterprises, 1621 State Street, New Haven, Connecticut 06511 (“Grantor”), in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by DONNA LEE, LLC (“Grantee”), a Maine Limited Liability Company, whose mailing address is 4 Colony Lane, Unit #4, Arundel, Maine 04046, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said DONNA LEE, LLC, its heirs and assigns forever, certain real estate situated in the Town of Arundel, County of York and State of Maine and being more particularly described as follows:

Unit No. 104 in Cape Arundel Cottage Preserve, a Condominium, a condominium situated in the Town of Arundel, County of York and State of Maine (the “Condominium”), created pursuant to a Declaration under the Maine Condominium Act of the Maine Revised Statutes Annotated, as amended, Title 33, Chapter 31 et seq., which Declaration is dated June 17, 2016 and recorded in the York County Registry of Deeds in Book 17269, Page 14, as amended by First Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 27th day of September, 2016, and recorded in said Registry of Deeds in Book 17335, Page 34, by Second Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 2nd day of December, 2016, and recorded in said Registry of Deeds in Book 17380, Page 932, by Third Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of January, 2017, and recorded in said Registry of Deeds in Book 17401, Page 814, by Fourth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 17th day of February, 2017, and recorded in said Registry of Deeds in Book 17425, Page 703, by Fifth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 22nd day of March, 2017, and recorded in said Registry of Deeds in Book 17441, Page 150, which Fifth Amendment was supplemented by Supplement thereto dated as of the 23rd day of March, 2017, and recorded in said Registry of Deeds in Book 17444, Page 374, by Sixth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of April, 2017, and recorded in said Registry of Deeds in Book 17452, Page 50, by Seventh Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 28th day of June, 2017, and recorded in said Registry of Deeds in Book 17504, Page 645, by Eighth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 25th day of July, 2017, and recorded in said Registry of Deeds in Book 17523, Page 248, by Ninth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 16th day of August, 2017, and recorded in said Registry of Deeds in Book 17543, Page 699, by Tenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 13th day of September, 2017, and recorded in said Registry of Deeds in Book 17561, Page 341,

by Eleventh Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 26th day of October, 2017, and recorded in said Registry of Deeds in Book 17601, Page 100, by Twelfth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 17th day of November, 2017, and recorded in said Registry of Deeds in Book 17608, Page 372, by Thirteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 20th day of February, 2018, and recorded in said Registry of Deeds in Book 17668, Page 85, by Fourteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 29th day of March, 2018, and recorded in said Registry of Deeds in Book 17685, Page 481, by Fifteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 19th day of June, 2018, and recorded in said Registry of Deeds in Book 17736, Page 522, by Sixteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 1st day of August, 2018, and recorded in said Registry of Deeds in Book 17769, Page 620, by Seventeenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 22nd day of August, 2018, and recorded in said Registry of Deeds in Book 17785, Page 452, by Eighteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 5th day of September, 2018, and recorded in said Registry of Deeds in Book 17794, Page 682, by Nineteenth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 11th day of October, 2018, and recorded in said Registry of Deeds in Book 17825, Page 330, by Twentieth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of November, 2018, and recorded in said Registry of Deeds in Book 17839, Page 107, by Twenty-First Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 27th day of November, 2018, and recorded in said Registry of Deeds in Book 17850, Page 683, by Twenty-Second Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 7th day of March, 2019, and recorded in said Registry of Deeds in Book 17907, Page 754, by Twenty-Third Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 8th day of May, 2019, and recorded in said Registry of Deeds in Book 17947, Page 238, by Twenty-Fourth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 1st day of July, 2019, and recorded in said Registry of Deeds in Book 17994, Page 38, by Twenty-Fifth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 10th day of October, 2019, and recorded in said Registry of Deeds in Book 18069, Page 57, by Twenty-Sixth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of November, 2019, and recorded in said Registry of Deeds in Book 18093, Page 6, by Twenty-Seventh Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of December, 2019, and recorded in said Registry of Deeds in Book 18116, Page 914, by Twenty-Eighth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 24th day of January, 2020, and recorded in said Registry of Deeds in Book 18157, Page 554, by Twenty-Ninth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 11th day of February, 2020, and recorded in said Registry of Deeds in Book 18177, Page 818, by Thirtieth Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 4th day of March, 2020, and recorded in said Registry of Deeds in Book 18187, Page 46, by Thirty-First Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 6th day of April, 2020, and recorded in said Registry of Deeds in Book 18225, Page 633, and by Thirty-Second Amendment to



Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 4th day of May, 2020, and recorded in said Registry of Deeds in Book 18246, Page 359, which Thirty-Second Amendment was supplemented by Supplement thereto dated as of the 19th day of May, 2020, and recorded in said Registry of Deeds in Book 18270, Page 370, and by Thirty-Third Amendment to Declaration of Cape Arundel Cottage Preserve, a Condominium, dated as of the 10th day of June, 2020, and recorded in said Registry of Deeds in Book 18272, Page 94 (collectively, the "Declaration"), which Declaration is incorporated herein by reference.

For purposes of Town of Arundel 911 emergency calls, the address of the Unit is 4 Colony Lane, Arundel, Maine.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed.

This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained in the above-referenced Declaration.

The Condominium has been approved by the Town of Arundel Planning Board as a "Seasonal Resort" and the Units therein are deemed "Seasonal Cottages," reference being made to the definitions of Seasonal Resort and Seasonal Cottages set forth in Section 2.2 of the Town of Arundel Land Use Ordinance, amended as of June 10, 2015 (the "Ordinance"). Units in the Condominium may not contain more than two (2) bedrooms per the Ordinance. Pursuant to the conditions and limitations relating to occupancy of Seasonal Cottages in Seasonal Resorts under the Ordinance, the Units within the Condominium may be occupied only between May 1 and December 31. No Unit or other building within the Condominium may be occupied between January 1 and April 30. Provided, however, that such occupancy limitation shall not apply to any on-site project manager and/or caretaker, and their immediate family members, hired by the Declarant and/or the Association to oversee management, maintenance, security and other matters relating to the operation of the Condominium. Further reference is made to Section 8.17 of the Ordinance regarding Seasonal Resorts.

TO HAVE AND TO HOLD the aforegranted and bargained premises, together with all the privileges and appurtenances thereunto belonging, to the said Grantees, as joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

AND the Grantor does covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors shall and will warrant and defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, ARUNDEL-KENNEBUNKPORT COTTAGE PRESERVE LLC has caused this instrument to be executed by A. Joseph Paolini, its Manager, thereunto duly authorized, as of the 11th day of June 2020.

WITNESS:

ARUNDEL-KENNEBUNKPORT
COTTAGE PRESERVE LLC

By: A. Joseph Paolini, mgr.
A. Joseph Paolini
Its Manager

STATE OF MAINE
COUNTY OF YORK, ss.

June 11, 2020

Then personally appeared the above-named A. Joseph Paolini, Manager of Arundel-Kennebunkport Cottage Preserve LLC, and acknowledged the foregoing instrument to his free act and deed in his said capacity and the free act and deed of said Arundel-Kennebunkport Cottage Preserve LLC.

Before me,

Kathryn E. Hilton
Notary Public/Maine Attorney At Law

Print name: KATHRYN E. HILTON
Notary Public-Maine
My Commission Expires August 30, 2024

Comm exp: August, 30, 2024