



BK 16997 PGS 685 - 686 04/09/2015 11:43:26 AM
INSTR # 2015012761 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

After recording, please return to:
Smilie G. Rogers, Esq.
Law Office of Smilie G Rogers, PLLC
279 York Street, No. 2
York, Maine 03909
Phone: (207) 361-4680

QUITCLAIM DEED WITH COVENANT

I, **SALLY A. HUDGINS**, of 11 Ruch Lane, York, York County, Maine 03909, for full value and consideration paid, hereby grant to **SALLY A. HUDGINS, Trustee of the Sally A. Hudgins Revocable Trust**, dated September 15th, 1999, whose mailing address is 11 Ruch Lane, York, York County, Maine 03909, with QUITCLAIM COVENANTS, my entire interest in following lot(s) or parcel(s) of land, together with the buildings and improvements thereon, located in the Town of York, County of York, and State of Maine:

LOT 24 (TWENTY-FOUR) as shown on the Final Plan of Spring Pond Estates, Ridge Road, York, Maine, dated 1996-1997 and recorded at the York County Registry of Deeds, Plan Book 241, Page 12.

The lot is conveyed subject to and together with the Declaration of Covenants, Conditions, and Restrictions of Spring Pond Estates dated February 1, 1999 and recorded at the York County Registry of Deeds, Book 9296, Page 233 and subject to the Bylaws of Spring Pond Estates Homeowners Association dated December 3, 1998 and recorded at the York County Registry of Deeds, Book 9296, Page 251 as the same may be amended from time to time.

The lot is also conveyed subject to and together with all of the easements, restrictions and conditions described or depicted on Plan and Notes of Spring Pond Estates, recorded at the York County Registry of Deeds, Plan Book 241, Pages 12 and 13, or described or referred to in the Declaration and Bylaws of Spring Pond Estates, identified above.

The lot is also conveyed subject to the Town of York Planning Board's Finding of Facts approving conversion of Spring Pond Estates from elderly housing to elderly congregate housing dated December 10, 1998 and recorded at the York County Registry of Deeds, Book 9286, Page 315.

The lot is also conveyed together with the right to use, in common with others, Styles Lane as shown on the Final Plan of Spring Pond Estates; however this right shall terminate at such time as Styles Lane (or equivalent rights to the use thereof) are conveyed to Spring Pond Estates Homeowners Association or

NO R.E. TRANSFER TAX PAID

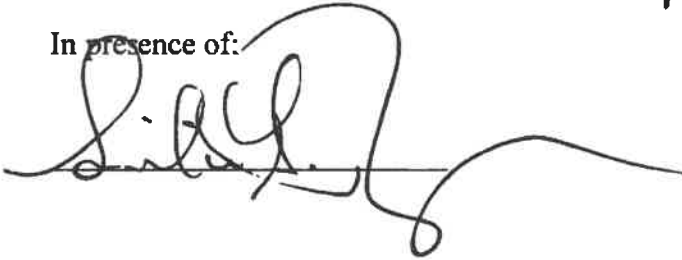
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accepted by the Town of York as a public way.

Being the same 50% tenants in common interest conveyed to **SALLY A. HUDGINS**, by deed from **JEFFREY S. HUDGINS, Trustee of the Richard C. Hudgins Revocable Trust**, dated September 15th, 1999 and recorded in the York County Registry of Deeds immediately prior to this deed.

Witness my hand this 3rd day of April, 2015.

In presence of:



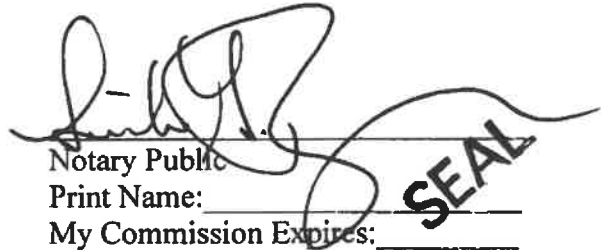
Sally A. Hudgins
SALLY A. HUDGINS

STATE OF MAINE
COUNTY OF YORK, ss.

April 3rd, 2015

Personally appeared the above-named **SALLY A. HUDGINS** and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public
Print Name: _____
My Commission Expires: _____ **SEAL**

Smilie Gregg Rogers
A Notary Public of Maine
My Commission Expires June 6, 2021