

WARRANTY DEED

Know All By These Present that, **BRISTOL POINTE, LLC**, a Maine limited liability company with a mailing address of PO Box 840, Exeter, NH 03833, Grants to **Nelson S. Burbank, Jr., Trustee of The Nelson S. Burbank, Jr., Revocable Trust of 2003**, with a mailing address of PO Box 993, York Harbor, Maine 03911, with **WARRANTY COVENANTS**, a certain condominium unit situated in the Town of York, County of York and State of Maine and being further identified as **UNIT 4** (hereinafter referred to as the "Unit") of **BRISTOL POINTE CONDOMINIUM** (hereinafter referred to as the "Condominium") situated at 298 York Street, York, Maine, as more particularly described in the Declaration of condominium for **BRISTOL POINTE CONDOMINIUM**, dated October 8, 2020 and recorded in the York County Registry of Deeds in Book 18421, Page 576 and (hereinafter referred to as the "Declaration"), and in the Plats and Plans incorporated into the Declaration and recorded in the York County Registry of Deeds in Condominium File No. 965, Pages 1 through 13, by virtue of the execution and recording of which Declaration the Grantor, as Declarant, created the Condominium pursuant to the Maine Condominium Act, Title 33 of the Maine Revised Statutes of 1964, as amended, Chapter 31, Sections 1601-101 et. seq., as amended (hereinafter referred to as the "Act"). Reference is hereby made to the Declaration, the Plats and Plans, all as amended and the Act which are incorporated herein by reference thereto for a more particular specification, definition, location and description of the real property hereby conveyed;

The Unit is conveyed **TOGETHER WITH** an undivided interest in the Common Elements of the Condominium, the liability for Common Expenses of the Condominium, and Votes in the Association of Unit Owners of the Condominium allocated to the Unit pursuant to the Declaration;

The Unit is conveyed **TOGETHER WITH** the rights to use the Limited Common Elements allocated to the Unit as described, specified, and allocated pursuant to the Declaration;

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The Unit is conveyed TOGETHER WITH an easement in common with the Owners of other units to use the Common Elements of the Condominium for purposes of ingress and egress in accordance with the Declaration and the exclusive right and easement for the use, occupancy and enjoyment of the Unit;

The Unit is conveyed TOGETHER WITH an easement in common with all other Unit Owners to use all pipes, wires, ducts, cable, conduits, public utility lines and other Common Elements serving the Unit and located in any of the other units;

The Unit is conveyed TOGETHER WITH all other rights, easements, rights-of-way, interests, Allocated Interest, privileges and appurtenances as more particularly described or referred to in the Declaration;

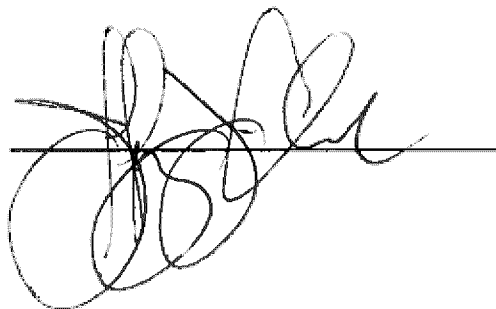
The Unit is conveyed SUBJECT TO the matters affecting title described in the Declaration and the Plats and Plans and the terms, conditions, covenants, agreements, easements and provisions of the Declaration as the same may be amended from time to time, which terms, conditions, covenants, agreements, easements and provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind the Grantee and any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein;

The Unit is conveyed SUBJECT ALSO to an easement in common with the Owners of other Units to use all pipes, wire, ducts, cables, conduits, public utility lines and other Common Elements serving the other Units and located in the Unit and to an easement for structural and lateral support in favor of every other Unit.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantor by deed of Jefferson Homes, Inc. dated December 18, 2020 and recorded in the York County Registry of Deeds at Book 18496, Page 436

IN WITNESS WHEREOF, BRISTOL POINTE, LLC, acting through its Member, David Lauze, has caused this to be signed this 14th day of June, 2022.

**SIGNED, SEALED and DELIVERED
IN PRESENCE OF**



BRISTOL POINTE, LLC

By: _____

**David Lauze, Member
DECLARANT**

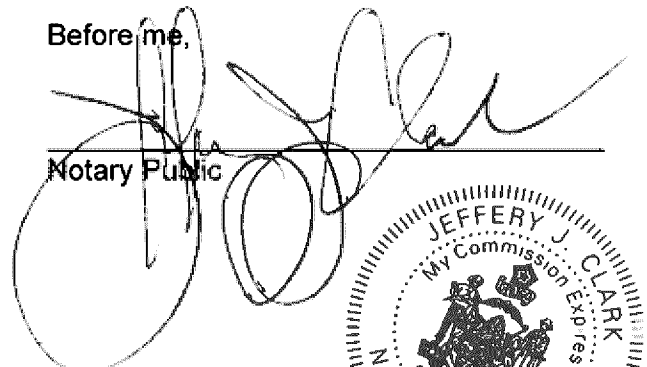
STATE OF MAINE
COUNTY OF YORK

June 14, 2022

Personally appeared the above-named, **Daivd Lauze, Member of BRISTOL POINTE, LLC** and acknowledged the foregoing Declaration to be his free act and deed and the free act and deed of said company.

Before me,

Notary Public



A handwritten signature in black ink, appearing to read "Jeffery J. Clark", is written over a horizontal line. The signature is fluid and cursive.

