

**DLN 1001840019677**

**WARRANTY DEED**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **BANNER PROPERTIES, LLC**, a Maine limited liability company having a place of business in Portland, County of Cumberland and State of Maine, for consideration paid, grants to **Kent Parson**, whose mailing address is 65 Shore Road, Clinton, Connecticut 06413, with **WARRANTY COVENANTS**, the real property in Portland, Maine, described as follows:

**Unit # 2** in 30 Lofts Condominium located in the City of Portland, County of Cumberland and State of Maine established under the Declaration of Condominium of 30 Lofts Condominium dated July 17, 2017 and recorded in the Cumberland County Registry of Deeds at Book 34211, Page 89, as amended (the "Declaration") and as shown on the Condominium Plat entitled "Subdivision Recording Plat 30 Lofts Condominium" prepared by R.W. Eaton Associates, dated January 8, 2016 and last revised on January 9, 2017, and recorded in Cumberland County Registry of Deeds in Plan Book 217, Page 266, as amended and on the Condominium floor plans entitled "30 Lofts Condominium Floor Plans" prepared by Bild Architecture, dated January 20, 2017, and recorded in Cumberland County Registry of Deeds in Plan Book 217, Pages 267-268, as amended. Said unit is conveyed together with an undivided interest in the Common Elements of the Condominium and in the Limited Common Elements appurtenant thereto.

Subject to and together with the benefit of the terms, provisions, rights and easements set forth or referred to in the Maine Condominium Act and said Declaration as amended, said Plat and Plans, as amended, the Bylaws of the 30 Lofts Condominium Association and the Rules and Regulations of said Condominium Association. Subject to the obligation to pay a proportionate share of current real estate taxes not yet due and payable.

Together with and subject to an Easement Agreement between Banner Properties, LLC and Five Seven, LLC dated July 17, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34211, Page 83, as amended.

Subject to a Stormwater Drainage System Maintenance Agreement dated November 28, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34497, Page 47, which amends and replaces a prior Stormwater Drainage System Maintenance Agreement dated January 3, 2017 and recorded in the Cumberland County Registry of Deeds in Book 33738, Page 191.

Reference is made to deeds to the grantor recorded in said Registry of Deeds in Book 31989, Page 345 and in Book 33271, Page 69.

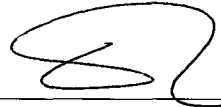
MAINE REAL ESTATE TAX PAID

WITNESS our hands and seals this 19<sup>th</sup> day of January, 2018.

WITNESS:

**Banner Properties, LLC**

  
\_\_\_\_\_

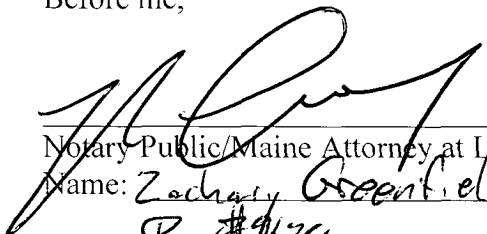
By:   
\_\_\_\_\_ Thomas Landry  
Its: Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

January 19, 2018

Personally appeared the above named Thomas Landry, Manager of Banner Properties, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Banner Properties, LLC.

Before me,

  
\_\_\_\_\_  
Notary Public/Maine Attorney at Law  
Name: Zachary Greenfield, Esq.  
Bar # 9624

Received  
Recorded Register of Deeds  
Jan 25, 2018 09:35:52A  
Cumberland County  
Nancy A. Lane