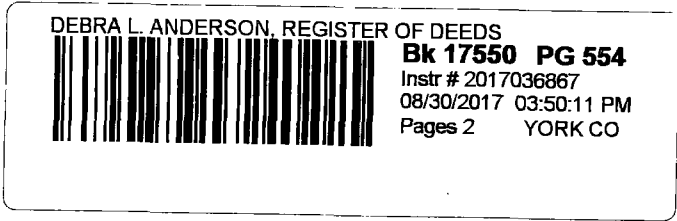


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2pg

Paul W. Cadigan  
Attorney At Law  
62 Portland Rd., Suite 7  
P.O. Box 116  
Kennebunk, ME 04043



Space above for recording information

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that **PHILIP A.**

**CHENEVERT** of St. Augustine, County of St. John and State of Florida, in

consideration of One Dollar and other valuable consideration, grants to

**BERMAN/ARUNDEL MAINE LLC**, a Maine limited liability company, with a mailing

address of 6 Mastwood Lane, Kennebunk, ME 04043 with **warranty covenants**, the following

described property:

**SEE EXHIBIT A ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE.**

IN WITNESS WHEREOF the said PHILIP A. CHENEVERT has set his hand  
and seal this 22<sup>nd</sup> day of August 2017.

Ralph W. Austin  
Witness

Philip A. Chenevert  
PHILIP A. CHENEVERT

STATE OF MAINE  
YORK, ss.

August 22, 2017

Then personally appeared the above named Philip A. Chenevert and acknowledged the foregoing instrument to be his free act and deed, before me.

Ralph W. Austin  
Ralph W. Austin / Attorney at Law  
Bar #1156

Maine R.E. Transfer Tax Paid

## EXHIBIT A

A certain lot or parcel of land situated in the Town of Arundel, in the County of York and State of Maine, and being Lot #3 as shown on plan entitled "Subdivision Plan, Phase II, Arundel Business Park, U.S. Route 1, Arundel, Maine" by Paul P. Gadbois, dated June 24, 2003, with latest revision date of June 3, 2004, and recorded in the York County Registry of Deeds in Plan Book 291, Page 34 (hereafter the "Plan").

Said lot is conveyed together with and subject to:

1. All notes, conditions, limitations, easements, restrictions and other state of facts shown on the aforesaid Plan, including the terms and conditions of subdivision approval granted by the Arundel Planning Board;
2. Terms and conditions of Stormwater Management Law Findings of Fact and Order dated December 23, 2003 and recorded in the said Registry of Deeds in Book 13841, Page 323.
3. A stormwater drainage easement as shown on the Plan, and as referenced in the aforesaid Stormwater Management Law Findings of Fact and Order and for the purposes set forth in Paragraph 2.f. thereof.
4. Easement to Central Maine Power Company and Verizon New England, Inc. dated July 11, 2005 and recorded in said Registry of Deeds in Book 14606, Page 894.

BEING a portion of those premises conveyed to Philip A. Chenevert by Anthony Bontos by deed dated May 31, 1995 and recorded in the York County Registry of Deeds in Book 7428, Page 79.