

SUGGESTED DEED DESCRIPTION GTP III

KNOW ALL MEN BY THESE PRESENTS, That _____, having a mailing address of _____, for consideration paid, grant to _____, having a mailing address of _____, **with WARRANTY COVENANTS**, the land and interest in land situated in the Town of Wells, in the County of York and State of Maine, and being more particularly bounded and described as follows:

A certain lot or parcel of land located on the southeasterly sideline of Baker Road, so called, in the Town of Wells, County of York and State of Maine and shown as Lot 6A- on the plans entitled "2nd Amended Subdivision Overall, Grand Trail Place III, Lindsey & Branch Road, Wells, Maine" dated August 2019, and "2nd Amended Subdivision, Grand Trail Place III, Lindsey & Branch Road, Wells, Maine", dated October 2019 as revised through 5/9/22 and recorded with the York County Registry of Deeds in Plan Book at Pages through, (jointly and severally the "Plan"); to which Plan and the record thereof reference is made for a more particular description of the within described premises.

Also conveying herewith the rights-of way and easements for ingress and egress on foot or in vehicles and for the use, introduction, maintenance, repair and replacement of all utility services in, on over and under the surface of those areas depicted as Grand Trail Drive and Baker Road and as rights of way and easements on said plan to be used in common by the within Grantor, the within Grantees, and all others who may now have or may be hereinafter granted the right to use the same, their respective heirs successors and assigns.

Also conveying herewith the right to use the lot identified as "Open Space on the Plan for passive recreational purposes, except in those areas where there is active forestry activity in progress.

The premises are conveyed subject to and together with the benefit of the provisions of the following:

- A. Declaration of Grand Trail Place II & III Homeowners' Association with Covenants, Restrictions and Conditions dated _____ and recorded in York Registry of Deeds in Book _____, page _____, together with all the obligations of membership and cost sharing set forth therein; and
- B. Provisions of Maine Department of Environmental Protection permits #L-27578- NJ-A-N and #L-27578-TC-B-N dated December 18, 2017 and #L-27578-NJ-C-A and #L-27578-TC-D-N dated September 3, 2021, including the obligation to adhere to all conditions, restrictions and requirements of the same and the within Grantee(s) shall not permit, direct, or otherwise all a third-party to violate the same.
- C. Provisions of The Army Corps of Engineers permit #NAE-2019-01650 dated November 6, 2020, including the obligation to adhere to all conditions, restrictions and requirements of the same and the within Grantee(s) shall not permit, direct, or otherwise all a third-party to violate the same.
