

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, THAT **RISBARA PROPERTIES, LLC**, a Maine limited liability company with a place of business at Scarborough, Maine, for consideration paid hereby GRANTS to _____ of _____, [*as joint tenants and not as tenants in common*] whose mailing address is _____, WITH WARRANTY COVENANTS, the real estate in the Town of Scarborough, Maine described as follows:

Lot # _____ in the Timber Sands Subdivision located in the Town of Scarborough, Maine as shown on the plan of "Timbersands Subdivision" prepared by Northeast Civil Solutions dated January 28, 2008 as revised through August 4, 2008 and recorded in the Cumberland County Registry of Deeds at Plan Book 208, Page 483 (the "Plan").

Subject to and together with the benefit of the Declaration of Covenants for Timber Sands Subdivision and the DEP Declaration of Restrictions both dated November 17, 2008, and recorded in said Registry of Deeds in Book 26465, Page 98 and in Book 26465, Page 135 respectively, the Bylaws and Rules of the Timber Sands Homeowners Association, the matters, easements, and notes set forth on the Plan, and the rights to the use and enjoyment of the Open Space as shown on the Plan in accordance with the foregoing. Excepting and reserving the fee title to the road as shown on the Plan. Also subject to the obligation to pay a proportionate share of current real estate taxes on the Lot not yet due and payable. Subject to the Maine Department of Environmental Protection Stormwater Management permit dated August 20, 2008 and recorded in said Registry of Deeds in Book 26331, Page 327.

Being a portion of the premises described in deeds to the Grantor recorded in said Registry of Deeds in Book 25626, Page 6 and in Book 26029, Page 280, excepting property conveyed by the Grantor in Book 26029, Page 278.

WITNESS its hand and seal on _____, 2008.

RISBARA PROPERTIES, LLC

Witness

By: _____
_____, its _____

State of Maine
County of Cumberland, ss

_____, 2008

Then personally appeared the above-named _____ in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,

Notary Public/Maine Attorney at Law
Name: