MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
Statutory Short Form

DLN: 2952029

KNOW ALL BY THESE PRESENTS, That **I, Jill Elaine King-Beaudry**, whose mailing address is **17 Cammock Road, Scarborough, ME 04074**, for consideration paid, grants to **Marjorie J. Ferris,** whose mailing address is **22 Vincent Street, South Portland, ME 04106,** with Warranty Covenants, the real property in the Town of **Scarborough**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

Unit 17 in Condominium Building #4, Cluster 2, located in Scarborough, County of Cumberland and State of Maine, as more fully appears on a Unit Layout Plan dated September, 1979 by Thomas Churchill, and identified as "Stratton Woods Condominium" and filed in the Cumberland County Registry of Deeds, Unit Owner's File No. 24 and specific reference is made to a Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine, as amended. Title 33, Section 560 et seq., which Declaration is dated November 14, 1979 and recorded in said Registry of Deeds in Book 4599, Page 58, as amended by various amendments recorded prior hereto at Cumberland County Registry of Deeds, to which reference is hereby made and the same is incorporated herein by reference and made a part hereof.

Reference is also made to floor plans of each unity and each building duly filed with said Registry of Deeds, to which reference is made and the same is incorporated by reference herein, the within Unit is conveyed together with a 4.92% interest in common and undivided in all common areas as specified in said Declaration, as amended.

This conveyance is subject to utility easements of record and subject to the rights, restrictions, reservations and obligations as noted on a Plan captioned "Stratton Woods Condominiums" recorded in the Cumberland County Registry of Deeds in Plan Book 125, Page 5.

Meaning and intending to convey and conveying the real property described in a deed to **Jill Elaine King-Beaudry** dated July 31, 2020 and recorded with the Cumberland County Registry of Deeds in Book 37030, Page 153.

Witness my hand and seal this 15th day of July, 2025.

Witness:

_____

_____
Jill Elaine King-Beaudry

DOC :26461 BK:41587 PG:330
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/17/2025, 12:11:34P
Register of Deeds Jessica M. Spaulding E-RECORDED

STATE OF MAINE
COUNTY OF **CUMBERLAND**, ss. July 15, 2025

Personally appeared on the above date, the above-named **Jill Elaine King-Beaudry** and acknowledged the foregoing instrument to be her free act and deed.

DANIELLE LUSIGNAN
NOTARY PUBLIC
State of Maine
My Comm. Expires December 8, 2028

Before me,

Notary Public/Attorney at Law
Print name: _____
Exp: _____