MAINE REAL ESTATE TAX-Paid

Warranty Deed
(Maine Statutory Short Form)

DLN: 1001840032674

KNOW ALL PERSONS BY THESE PRESENTS THAT, WE, Heather G. Miller and John R. Martin, with a mailing address of 6 Wildwood Circle, Portland, Maine 04103, for valuable consideration paid by **Rachel F. Sanaie and Paymon Sanaie,** with a mailing address of 215 Andover Court NE, Leesburg, Virginia 20176, the receipt and sufficiency whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said **Rachel F. Sanaie and Paymon Sanaie,** their heirs and assigns, with ***WARRANTY COVENANTS*, as joint tenants,** a certain lot or parcel of real property, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the premises conveyed to Heather G. Miller and John R. Martin, as joint tenants, by virtue of a deed dated August 15, 2008 and recorded in the Cumberland County Registry of Deeds at Book 26277, Page 199.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seals this 16 day of July, 2018.

Heather G. Miller

WITNESS

John R. Martin, by Heather G. Miller, his Attorney-in-Fact
BY HEATHER MILLER ATTORNEY IN FACT

WITNESS

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared before me on this 16 day of July, 2018 the above-named Heather G. Miller, individually and in said capacity, and acknowledged the foregoing instrument to be her free act and deed.

Notary Public/Attorney At Law

Janice Rose Bryant
State of Maine
Notary Public
Commission Expires:
September 16, 2021

DOC :34296 BK:34997 PG:31
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/17/2018, 02:44:29P
Register of Deeds Nancy A. Lane E-RECORDED

Exhibit A

Unit 6, in Alden's Walk, a Condominium in the City of Portland, County of Cumberland and State of Maine, created pursuant to a Declaration under the Maine Condominium Act of the Maine Revised Statutes Annotated, as amended, Title 33, Chapter 31, et seq., which Declaration is dated November 13, 1987, and recorded in the Cumberland County Registry of Deeds in Book 8063, Page 230, and amended by a First Amendment dated April 12, 1988, and recorded in said Registry of Deeds in Book 8244, Page 105, and Second Amendment dated November 14, 1988, and recorded in said Registry of Deeds in Book 8555, Page 254, and a Third Amendment dated August 10, 1989, and recorded in said Registry of Deeds in Book 8862, Page 210, and which Declaration as amended is hereby incorporated herein by reference ("The Declaration").

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, development and special declarant rights, restrictions, obligations and easements contained in the above-referenced Declaration.

This property is conveyed subject to any restrictions, covenants, conditions and easements of record that may affect the property being conveyed.