Doc#: 36761 Bk:41024 Pg: 300

QUITCLAIM DEED WITH COVENANT

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, that, **Legere Builders Inc.**, a Maine Corporation, of Windham, County of Cumberland and Maine for consideration paid, release to **Sharon E. Plante and David E. Plante,** as joint tenants, of Newburyport, County of Essex and Commonwealth of Massachusetts, with a mailing address of 298 High Street, Newburyport, Massachusetts 01950, with **QUIT CLAIM COVENANT,** the land in the Town of Casco, County of Cumberland, and State of Maine, described as follows:

See Attached Exhibit A

MAINE REAL ESTATE TAX PAID

WITNESS his hand and seal this 27 day of September, 2024

Signed, Sealed and Delivered in the presence of:

Legere Builders Inc.

Witness

By: Randall Legere
Its: President

STATE OF MAINE
Cumberland County, ss.

September 27, 2024

Personally appeared the above named **Randall Legere,** president of said **Legere Builders Inc.,** and acknowledged the above instrument to be his free act and deed in his stated capacity

Before me,

CHRISTOPHER K. LEFEBVRE
NOTARY PUBLIC-MAINE
MY COMMISSION EXPIRES 01-27-2028

Notary Public/Attorney at Law

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Casco, County of Cumberland and State of Maine, being Lot 26-10 as shown on a Plan of Mitchell Hill Estates prepared for Mitchell Hill Estates, Quaker Ridge Road, Casco, Maine for Olander General Contracting, LLC by Oest Associates Inc., revised through February 13, 2006 and recorded in the Cumberland County Registry of Deeds in Plan Book 206, Pages I 06 and 107, amended by Plan Book 215, Pages 417-418

Subject to the Declaration of Covenants and Restrictions for Mitchell Hill Estates dated May 3, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23929, Page 65. As amended by the Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated November 29, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25650, Page 171. As amended by the Revocation and Amendment Pertaining to the Deceleration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated October 29, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26431, Page 232. As amended by the Second Amendment and Restated Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated March 8, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28571, Page 163. As amended by the Third Amended and Restated Declaration of Protective Covenants and Restrictions for Michell Hill Estates Subdivision dated April 8, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30538, Page 211. As amended by the Fourth Amended and Restated Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated January 8, 2020 and recorded in the Cumberland County Registry of Deeds in Book 36325, Page

318. As amended by the Fifth Amended and Restated Declaration of Protective Covenants and Restrictions for Mitchell Hill Estates Subdivision dated January 9, 2020 and recorded in the Cumberland County Registry of Deeds in Book 36332, Page 130.

Together with a 1/22 interest in all common areas and together with rights of access over roads and all common areas, easements and amenities.

Meaning and intending to describe the same premises as conveyed by a Quit Claim Deed from Spruce Development LLC to Legere Builders Inc., dated April 19, 2022, recorded in the Cumberland County Registry of Deeds in Book 39490, Page 316.

Received
Recorded Register of Deeds
Sep 30,2024 10:41:16A
Cumberland County
Jessica M. Spaulding