NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19843 PG 641**
Instr # 2026005073
02/17/2026 08:17:59 AM
Pages 3 YORK CO

No Transfer Tax

DLN #3535710

QUITCLAIM DEED WITHOUT COVENANT (RELEASE DEED)

Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **JOHN C. MAKRIDES** and **CAROL S. MAKRIDES**, both of Cape Elizabeth, County of Cumberland, and State of Maine, for consideration paid, grant to **CAROL S. MAKRIDES**, of Cape Elizabeth, County of Cumberland, and State of Maine, whose mailing address is 7 Abaco Drive, Cape Elizabeth, Maine 04107, that certain lot or parcel of land, with any improvements thereon, located in the Town of Old Orchard Beach, County of York and State of Maine, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, said John C. Makrides and Carol S. Makrides have signed and sealed this instrument this 6th day of January, 2026.

Witness — John C. Makrides **Makrides**

Witness — Carol S. Makrides

STATE OF MAINE
COUNTY OF CUMBERLAND — January 6, 2026

Personally appeared the above-named, John C. Makrides, and acknowledged the foregoing to be his free act and deed.

Before me,

~~Notary Public~~/Attorney at Law

Elizabeth P. Hunt
Printed Name

EXHIBIT A

Legal Description of Property in York County
205 East Grand Avenue, Apt. 2A, Old Orchard Beach, Maine 04064

Tax Map 202, Block 002, Lot 004-2A

The Unit known and designated as **Unit 2-A of Pine Point Vista Condominium** located at East Grand Avenue, in the Town of Old Orchard Beach, York County, State of Maine, as shown on the Condominium Plat and Plans for Pine Point Vista Condominium, prepared by Gregory K. Johnson and filed in the York County Registry of Deeds in Condominium Plan File No. 142.

Specific reference is made to the Declaration of Condominium, Pine Point Vista Condominium, undo- the Maine Condominium Act, 33 M.R.SA. §6101-101, et seq., which Declaration is dated June 5,1985 and recorded in said Registry of Deeds in Book 3548, Page 20 (hereinafter called the "Declaration"),and the same is incorporated by reference herein . Said unit is conveyed together with:

1. An undivided two and twenty-eight-one hundredths percent (2.28%) interest in the common elements and facilities of the Condominium as stated in Exhibit B to the Declaration;

2. Parking space numbered 64 as shown on the Condominium plat prepared by Gregory K. Johnson and referred to above which, pursuant to paragraph 3.1 (B) (2) of the Declaration is hereby assigned to Grantee(s), their heirs and assigns;

3. An exclusive right to use the limited common elements appurtenant to the unit as specified in the Declaration and plats and plans;

4. An easement for the continuance of all encroachments by the unit on any adjoining units or common elements and facilities existing as a result of the construction of the building or which may come into existence hereafter as a result of settling or shifting of the building or as a result of repair or restoration of the building or of fire or other casualty, or after taking, in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements and facilities made by or with the consent of the Board of Directors of the Pine Point Vista Condominium Owners Association;

5. An easement in common with other owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the unit

6. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Exhibit A to the Declaration, and including those easements shown on the plats and plans and in the approved subdivision plan; and

7. All appliances, motors, storm windows, and fixtures of any kind now placed in or on said unit.

Said unit is conveyed subject to:

1. The Declarant's right to assign parking areas to other unit owners pursuant to paragraph 3.1 (B) (2) of the Declaration;

2. All easements, covenants, obligations, conditions, restrictions, reservations, and encumbrances contained in or referred to in the Declaration, including but not limited to those contained in the description of property attached as Exhibit A to the Declaration, the plats and plans, and the approved subdivision plan;

3. Easements in favor of adjoining units and in favor of the common elements and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the unit, now existing as a result of construction of the building, or which may come into existence hereafter as a result of the settling or shifting of the building, or as a result of the repair and restoration of the building or any adjoining unit or of the common elements and facilities after damage or destruction by fire or other casualty or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements or facilities made by or with the consent of the Board of Directors of the Pine Point Vista Condominium Owners Association;

4. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common elements and facilities located in the unit or elsewhere on the property and serving such other units;

5. Exclusive rights in favor of the owner of any unit to use the limited common elements appurtenant to such unit; and

6. The provisions of the Declaration and exhibits thereto, Association Bylaws, approved subdivision plan, and plats and plans of the Pine Point Vista Condominium recorded and filed simultaneously with and as a part of the Declaration, as the same may be amended or modified from time to time by instrument recorded and filed in the York County Registry of Deeds, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, his family, servants and visitors, as if those provisions were recited and stipulated at length herein.

Meaning and intending to convey and hereby conveying Grantor's interest in the premises conveyed to John C. Makrides, Carol S. Makrides and Christopher Makrides by deed of John C. Makrides and Carol S. Makrides dated September 14, 2021 and recorded in Book 18806, Page 19 of the York County Registry of Deeds, whereby John C. Makrides and Carol S. Makrides were granted a 99% interest and Christopher Makrides was granted 1% interest. With this deed, Carol S. Makrides owns a 99% interest and Christopher owns a 1% interest as tenants in common.