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06/02/2011 10:19AM
Debra L. Anderson
Register of Deeds

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT **STEPHEN M. COLUCCI**, of the Town of Scarborough, County of Cumberland, State of Maine,

for consideration paid,

grant to **JOSEPH KOWAL AND JEAN T. KOWAL** of Southwick, Commonwealth of Massachusetts, whose mailing address is 188 Sheep Pasture Road, Southwick, MA 01077 with **warranty covenants**, as joint tenants, the land in the Town of Old Orchard Beach, County of York, State of Maine, described as follows:

Condominium Unit No. 311 as shown on the Plat and Plans of Grand Victorian Hotel Condominium duly recorded in the York Registry in Condo File 626, Pages 2 through 14 as amended by Plat and Plans recorded in said Registry in Condo File 626, Pages 15 through 27, together with said Units' Percentage Interests in common areas of the condominium, all as described in the Declaration of Grand Victorian Hotel Condominium dated April 27, 2006, recorded in the York Registry of Deeds in Book 14822, Page 608, as amended through the date hereof.

The above described Unit is also conveyed with the exclusive right to the use of the Limited Common Elements appurtenant to the said Unit as set forth in the said Declaration and shown on the said Plats and Plans, and is also conveyed subject to, or with the benefit of, the rights, restrictions, covenants, easements, and all other conditions as more particularly described in the above-noted Plats and Plans and Declaration of Grand Victorian Hotel Condominium, as the same may be amended from time to time.

Being the same premises conveyed to Stephen M. Colucci by deed of Grand Victorian, LLC dated May 25, 2007 and recorded in the York County Registry of Deeds in Book 15168, Page 843.

IN WITNESS WHEREOF, I, the said **Stephen M. Colucci**, have hereunto set my hand and seal, this 27th day of May, 2011.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

_____

Stephen M. Colucci

STATE OF MAINE
YORK, ss. May 27, 2011

Then personally appeared the above named **Stephen M. Colucci** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Bryce W. Ingraham, Attorney at Law

RETURN RECORDED DOCUMENT TO:

judy deeds grand victorian kowal from colucci T4338A-311

Maine R.E. Transfer Tax Paid

IP → Ingraham Title
338 Main ST.
Saco ME 04072