1002440271139

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Arthur Giroux II and Lisa K. Giroux,** both presently of 14 Clay Pits Road, Scarborough, Maine, for consideration paid, grant to **Arthur J. Giroux, II and Lisa K. Giroux, Trustees of the Arthur and Lisa Giroux Revocable Living Trust under Declaration of Trust of even date,** with ***Quitclaim Covenants,*** the real estate situated in the Town of Scarborough, County of Cumberland, and State of Maine, and described as follows:

See "EXHIBIT A" attached hereto and incorporated herein by this reference.

The Preparer of this Deed has not performed a title search relative to this conveyance and the Grantee accepts said property subject to all restrictions, encumbrances and liens of record.

IN WITNESS WHEREOF, we, **Arthur Giroux, II and Lisa K. Giroux** have hereunto set our hands and seals this 3rd day of April, 2024.

Witness to Both

Arthur Giroux II

Lisa K. Giroux

STATE OF MAINE

COUNTY OF CUMBERLAND APRIL 3, 2024

Then personally appeared the above-named **Arthur Giroux, II and Lisa K. Giroux** and acknowledged the foregoing to be the free act and deed of each, before me,

Robert T. Boudreau, Attorney-at-Law
Maine Bar No. 8852

DOC :13262 BK:40715 PG:336
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
04/26/2024, 08:05:24A
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

(14 Clay Pits Road, Scarborough, Maine)

A certain lot or parcel of land situated in Scarborough, County of Cumberland, State of Maine, located on Clay Pits Road, so-called, and being lot numbered 13 on the amended plan of Nonesuch Cove Development made by George B. Frederick, Jr. Scarborough, Maine by R. P. Titcomb, Land Surveyors, dated November 1975 and recorded in Cumberland County Registry of Deeds in Plan Book 111, Page 15, to which plan reference is here made for a more complete description of said lot.

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.

Being the same premises conveyed to **Arthur Giroux II and Lisa K. Giroux** by deed from **Herbert A. Waldron and Elizabeth B. Waldron** dated September 15, 2015, and recorded in the Cumberland County Registry of Deeds in Book 32596, Page 98.