NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19325 PG 585
Instr # 2023031943
10/06/2023 11:46:45 AM
Pages 2 YORK CO

QUITCLAIM DEED
With Covenant

KNOW ALL PERSONS BY THESE PRESENTS, that we, JOHN BARSOMIAN AND MARIANNE BARSOMIAN whose current address is 82 Plymouth Grove Drive, Kennebunk, York County, State of Maine, for consideration paid, GRANT to JOHN AND MARIANNE BARSOMIAN, as Trustees of the JOHN AND MARIANNE BARSOMIAN FAMILY TRUST dated as of the 9th day of May, 2023 (hereinafter the "Trustees" and the "Trust" respectively), the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY and forever QUITCLAIM unto the Trustees of the Trust for the benefit of the Trust and its beneficiaries forever, the real estate located at 82 Plymouth Grove Drive, Kennebunk, York County, Maine, more particularly bounded and described as follows:

See Quitclaim Deed Exhibit A attached hereto and made part hereof

BEING the same premises conveyed in Warranty Deed from Richard J. Luchini and Patricia A. Luchini to John Barsomian and Marianne Barsomian, dated July 23, 2021 and recorded at the York County Registry of Deeds in Book 18749, Page 875.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said Trustees for the benefit of the Trust and its beneficiaries forever, to use and benefit from forever.

AND WE COVENANT with the said Trustees and the Trust, that WE will WARRANT AND FOREVER DEFEND the premises to the said Trustees and the Trust forever, against the lawful claims and demands of all persons claiming by, though, or under them.

IN WITNESS WHEREOF, the said JOHN BARSOMIAN AND MARIANNE BARSOMIAN have hereunto set their hands and seals this 13 day of September, 2023.

Witness Kaitlan Bucek

John Barsomian

Witness Michelle A. Dow

Marianne Barsomian

STATE OF MAINE
COUNTY OF YORK

Then personally appeared before me the above-named John Barsomian and Marianne Barsomian and acknowledged the foregoing instrument to be their free act and deed.

Before me

My Commission Expires: _____

Notary Public

SEAL

Michelle A. Dow
Notary Public, State of Maine
My Commission Expires May 9, 2026

Recording Requested by and, after recording, please return to:
Scott G. Adams Esq., PC
P.O. Box 520
East Boothbay, Maine 04544

NO R.E. TRANSFER TAX PAID

Scott Adams
P.O. Box 520
East Boothbay, ME 04544

dp 1

B MB

Quitclaim Deed Exhibit A

A unit known and designated as Unit 20 in Plymouth Grove Condominiums, located in the Town of Kennebunk, County of York and State of Maine, as shown on a Condominium Plat of Plymouth Grove Condominiums at Coventry Woods prepared by Sebago Technics, Inc., recorded in York County Registry of Deeds in Plan Book 562, Page 2, and Typical Diagrammatic Floor Plans prepared by Joy & Hamilton Architects, Inc. and John W. Einsiedler, R.A., recorded in said Plan Book 562, Pages 3-5, and specific reference is made to the Declaration of Plymouth Grove Condominiums, a condominium created pursuant to the Maine Condominium Act of the Maine Revised Statutes, as amended, Title 33, Section 1601-101, et seq., which Declaration is dated September 3, 2003 and recorded is said Registry of Deeds in Book 13434, Page 47, as may be amended from time to time, to which reference is hereby made and the same is incorporated by reference herein (hereinafter called the "Declaration").

Said unit is conveyed together with:

1) an undivided 1/24th interest in the common areas and facilities of the condominium Described in the Declaration attributable to the unit as stated in Appendix II of the Declaration;

2) an exclusive right to use the limited common areas appurtenant to the unit as specified in The Declaration, and shown on said Condominium Plat and Diagrammatic Floor Plans;

3) an easement in common with the owners of the other units to use any pipes, wires, ducts, flues, cables, conduits, sewer, water and other public utility lines, driveway and recreation areas, and other common areas and open space, and facilities located in any of the other units or elsewhere on the property and serving the unit;

4) all rights and easements in common with other units' owners as described in the Declaration, including the description of property attached as Appendix I to the Declaration;

5) all fixtures of any kind now placed in or on said unit;

Said unit is conveyed Subject to:

a) 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 the property attached;

b) an easement in favor of the other units to use the pipes, wires, ducts, flues, cables, conduits, sewers, water lines and other public utility lines, driveway and recreation areas, and other common areas, open space and facilities located in the unit or elsewhere on the property and serving such other units;

c) exclusive rights in favor of the owner of any unit to use the limited common area appurtenant to such unit;

d) the provisions of the Declaration and appendices thereto, by-laws and floor plans of Plymouth Grove Condominium Owner's Association recorded and filed simultaneously with and as part of the Declaration, as the same may be amended or modified from the time to time by instrument recorded or 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.

e) obligations of unit owners at Plymouth Grove to the Coventry Woods Association, an umbrella Association responsible for the maintenance and continuity of various common easement areas to be shared by Plymouth Grove with such other condominiums as may be declared by Kasprzak Condominiums, Inc.

MB