MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

Statutory Short Form

DLN: 1002440274637

KNOW ALL BY THESE PRESENTS, That **I, John A. Amato, Jr.**, whose mailing address is **451 South Street, Gorham, ME 04038,** for consideration paid, grant to **Michael JV Gminder and Barbara Jean Gminder**, whose mailing address is 41 Maple Grove Estates, Swanton VT 05488, as JOINT TENANTS, with Quitclaim Covenant the real property in the Town of **Gorham**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain lot or parcel, with the buildings thereon, situated on the westerly side of South Street, also known as Highway 114, in the Town of Gorham, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at an iron pipe driven into the ground at the sideline of said South Street, said pipe being 175 feet, more or less, from the northerly boundary line of said land now or formerly of Frank W. Tapley, thence running southwesterly by land now or formerly of Richard J. Fickett, at al., a distance of 140 feet, more or less, to an iron pipe driven in the ground at land now or formerly of Lester W. Moulton, thence northwesterly along said Moulton's land, a distance of 160 feet, more or less, to iron pipe driven in the ground of land of said Fickett; thence northeasterly along said Fickett's land, a distance of 140 feet, more or less to an iron pipe driven in the ground at land of said Fickett (*this call was inadvertently left out of the prior deed) and the sideline of South Street; thence southeasterly along South Street, 160 feet, more or less, to the point of beginning.

Meaning and intending to convey and conveying the real property described in a deed to **John A. Amato, Jr.** dated August 4, 20024 and recorded with the Cumberland County Registry of Deeds in Book 21740, Page 323.

Witness my hand and seal this 30th day of May, 2024.

Witness:

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John A. Amato, Jr.

DOC :17569 BK:40777 PG:239
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
05/30/2024, 01:23:10P
Register of Deeds Jessica M. Spaulding E-RECORDED

STATE OF **MAINE**
COUNTY OF **CUMBERLAND**, ss. May 30, 2024

Personally appeared on the above date, the above-named **John A. Amato, Jr.** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026

Notary Public/Attorney at Law
Print name:
Exp: _____