E-RECORDED **Bk 19312 PG 576**
Instr # 2023029031
09/15/2023 09:59:20 AM
Pages 3 YORK CO

No Transfer Tax

DLN: 1002340249063

We, John J. Horgan and Linda Elena Dunlop

of Melrose, Massachusetts

For consideration paid, and in full consideration of One Dollar ($1.00)

Grant to John J. Horgan and Linda E. Dunlop as Trustees of The Dunlop-Horgan Revocable Family Trust of 2016 pursuant to a Trustee Certificate dated October 3, 2016 recorded herewith.

of 14 Stratford Road, Melrose, MA 02176

with Quitclaim Covenants

The land and improvements thereon situated in Ogunquit, in the County of Yok and State of Maine, described as follows:

Residential Unit C, Cove Landing, a Condominium, as shown on a plan recorded in the York County Registry of Deeds at File 407, Page 2, subject to the Declaration and By-Laws of Cove Land, a Condominium, dated July 31, 1989 and recorded in said Registry of Deeds in Book 5141 Page 46, as amended by Amendment dated September 12, 1990 and recorded in said Registry of Deeds in Book 5514 Page 151, and any other amendments thereto, including but not limited to an Amendment dated August 07, 2007, and recorded in said Registry of Deeds in Book 15549, Page 579.

Said Unit is conveyed together with:

1. Said Unit's appurtenant undivided interest in and to the Common Elements and Facilities of the Condominium as set forth in the Declaration.

2. An exclusive right to use the Limited Common Elements appurtenant to the Unit as specified in the Declaration or as shown om the Plat, if any.

3. All other rights and easements as described in the Declaration, Plot and Plan, or as set forth in the Maine Condominium Act.

PROPERTY: 327 Shore Road, #3, Ogunquit, ME

Said Unit is conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained or referred to in the Declaration, Plat and Plans or otherwise appearing of record, which provisions, together with any amendments or modifications thereto, shall constitute running with the land and shall bind any person having at any time any interest or estate in the Unit.

2. All provisions of the Maine Condominium Act.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by deed of Anthony T. Cantone and Judith Cantone dated June 26, 2017 recorded in Book 17502 Page 674.

No title examination was conducted in connection with the preparation of the within deed and as such no certification of title is being issued by the preparer of the same.

{REMAINDER OF PAGE INTENTIONALLY BLANK}

Witness our hands and seal this 28th day of June, 2023

Linda Dunlop

John J. Horgan

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss June 28, 2023

On this 28th day of June, 2023 before me, the undersigned notary public, personally appeared John J. Horgan and Linda Dunlop, proved to me through satisfactory evidence of identification, which were MA Drivers Lic. or is personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary—Louis P. Izzi
My Commission Expires:

Louis P. Izzi
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 17, 2029