MAINE REAL ESTATE TAX-Paid

DLN: 1002440266534

WARRANTY DEED

CHARLES D. MAIN AND JUDITH Z. MAIN

of 217 Vaughan Street #4, Portland, ME 04102

for consideration paid, grants to

ELIZABETH A. BOMMER REALY TRUST, u/d/t dated December 4, 2020

of 28 River Road, Gloucester, MA 01930, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my/our hands and seals this 7th day of March 2024.

Charles D. Main

Judith Z. Main

State of Maine
Cumberland, ss.

March 7, 2024

Personally appeared before me the above-named Charles D. Main and Judith Z. Main and acknowledged the foregoing instrument to be their free act and deed.

Before me,

James A. Hopkinson, Attorney-at-Law

H-BOMMER

DOC :7754 BK:40641 PG:267
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
03/07/2024, 11:46:32A
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

Certain real property situated in Portland, County of Cumberland, and State of Maine and being bounded and described as follows: Being designated as Unit No. 15 in West End Commons, A Condominium, located at 197 Pine Street, Portland, Cumberland County, Maine (The "Condominium") created pursuant to the provisions of the Maine Condominium Act by Declaration dated January 26, 2004 recorded in the Cumberland County Registry of Deeds at Book 20847, Page 32 ("Declaration"), and the Plats and Plans recorded in the said Registry of Deeds Book of Plans 204, Pages 65-73, all with the reference to said Declaration.

The Unit is conveyed with the benefit of and subject to:

(a) Provisions of (i) the Maine Condominium Act, as the same may be amended from time to time; (ii) The Declaration, as the same may amended from time to time by instrument recorded in said Registry of Deeds; and (iii) the Condominium Association Bylaws;

(b) Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration;

(c) Such taxes and assessments allocable to the Unit for the current fiscal (tax) year as are not yet due and payable on the date of delivery of this deed.

For title of Grantor reference is hereby made to a deed give by Charles W. Bailey, Jr. and Susan J. Bailey to Charles D. Main and Judith Z. Main, dated November 15, 2018, and recorded at the Cumberland County Registry of Deeds in Book 35307, Page 63

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