MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

Statutory Short Form

DLN: 1002440267068

KNOW ALL BY THESE PRESENTS, That, **91 Old Ocean House Road LLC, a Maine Limited Liability Company** with a principal place of business in **91 Old Ocean House Road, Cape Elizabeth, Cumberland** County, State of **Maine**, for consideration paid, grants to **Single Build, LLC a Maine Limited Liability Company** of **Falmouth** County of **Cumberland** and State of **Falmouth** whose mailing address is **366 Route 1, Falmouth, ME 04105**, with Quitclaim Covenant the real property in the Town of **Cape Elizabeth**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

A certain parcel of land with the improvements thereon situated in Cape Elizabeth, County of Cumberland, State of Maine and being Lot B shown on plan entitled "Plan of Private Accessway, 78 Wells Road, Cape Elizabeth, Maine, made for Sunrise Island, LLC and Edward MacColl" dated October 26, 2005, last revised December 13, 2006, prepared by Owen Haskell, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Page 146 (the "Plan").

The property is subject to and has the benefit of the following documents:
1) View covenants, rights, easements and restriction of record including those referenced in a certain Deed from Sunrise Island, LLC to Edward S. MacColl dated March 10, 2007 and recorded in the Cumberland County Registry of Deeds in Book 24911, Page 179, and Quitclaim Deed granted by Edward S. MacColl to Sunrise Island, LLC dated March 10, 2007 and recorded in said Registry of Deeds in Book 24927, Page 147.

2) Declaration of Covenants with Respect to Road Maintenance by Sunrise Island, LLC dated January 24, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23649, Page 94.

Meaning and intending to convey and conveying the real property described in a deed to **91 Old Ocean House Road LLC by virtue of a deed dated July 20, 2023 and recorded in the Cumberland County Registry of Deeds at Book 40255, Page 244.**

Witness my hand and seal this 13th day of March, 2024.

Witness:

91 Old Ocean House Road LLC

By: _____
Jennifer L. Tinsman, Sole Member

_____
Witness

DOC :8475 BK:40651 PG:317
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
03/14/2024, 12:59:49P
Register of Deeds Jessica M. Spaulding E-RECORDED

STATE OF **MAINE**
COUNTY OF **CUMBERLAND**, ss. March 13, 2024

Personally appeared on the above date, the above-named **Jennifer L. Tinsman, Sole Member** of said **91 Old Ocean House Road LLC** and acknowledged the foregoing to be her free act and deed in her said capacity and the free act and deed of said **91 Old Ocean House Road LLC.**

JACQUELINE V. JORDAN
NOTARY PUBLIC
State of Maine
My Commission Expires
June 17, 2028

Before me,

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