NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19717 PG 277**
Instr # 2025027333
08/12/2025 01:45:37 PM
Pages 3 YORK CO

REVOCABLE TRANSFER ON DEATH DEED

IDENTIFYING INFORMATION:
Owner Making This Deed:

Constance M. Vieten
2 Victoria Court, Unit 205
York, ME 03909

Legal Description of Property: 100 Shepards Cove Road, Unit F103, Kittery, Maine. See Attached "Exhibit A" for further description.

PRIMARY DESIGNATED BENEFICIARIES:

I designate the following primary beneficiaries, all of my one-half (1/2) interest in equal one-tenth (1/10th) shares, **as Tenants in Common**, as designated herein if at the time of my death said beneficiaries have survived me:

Jeannine M. Vieten	**Daniel T. Vieten**	**Vincent H. Vieten**	**Michael J. Vieten**	**Thomas P. Vieten**
2 Arnold Lane	20 Baxter Court	6 Finch Street	50 Pointe Pl. #209	20550 Norwich Pl.
York, ME 03909	Gilford, NH 03249	Wolfeboro, NH 03894	Dover, NH 03820	Ashburn, VA 22011

CMV

TRANSFER ON DEATH

At my death, I transfer my interest in the described property to the beneficiaries as designated above.

Before my death, I have the right to revoke this deed.
Dated this 5 day of ~~July~~ Aug., 2025

Constance M. Vieten

Constance M. Vieten, Grantor

STATE OF MAINE
YORK COUNTY, ss.

~~July~~ Aug 5, 2025

Then personally appeared the above-named **Constance M. Vieten** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Randi-Jan Roman

Notary Public/Attorney at Law

Randi-Jan Roman
Notary Public, State of Maine
Commission Expires: July 14, 2027

EXHIBIT A

100 Shepards Cove Road, Unit F103, Kittery

Unit #C-103 in Shepard's Cove Condominium located in the Town of Kittery, County of York and state of Maine, as established under a Declaration of Condominium dated May 14, 2004 and recorded in the York County Registry of Deeds in Book 14106, Page 534 as it may be amended of record, as shown on the Condominium Plat and Plans duly recorded in the York County Registry of Deeds at Unit Ownership File #603 as they may be amended of record, together with an undivided interest in the Common Areas of the Condominium and all interest in the Limited Common Areas thereto. Subject to and together with the benefit of the rights, terms, provisions and easements set forth or referred to in the Maine Condominium Act and Declaration, said Plat and Plans, the Bylaws of the Shepard's Cove Condominium Association and the Rules and Regulations of said Condominium Association.

Also hereby assigning to the grantee(s) Parking Space #PLCE – C103, pursuant to Subsection 4.2(iii) of the Declaration. Also hereby assigning to the grantee(s) Storage Space #SLCE – C103, pursuant to Subsection 4.2(i) of the Declaration.

The above-described premises is conveyed subject to the terms and conditions contained in a certain Declaratory Judgment dated November 3, 2015 and recorded in the York County Registry of Deeds in Book 17139, Page 658.

Reference is hereby made to a Quitclaim Deed by **Vincent G. Vieten** and **Constance M. Vieten** to **Vincent G. Vieten** and **Constance M. Vieten** as tenants-in-common dated January 19, 2015, and recorded in the York County Registry of Deeds in Book 16975, Page 730

Constance M. Vieten is a one-half (1/2) tenant in common with the Vieten Supplemental Needs Trust, pursuant to a Deed of Distribution by **Vincent H. Vieten** and **Jeannine M. Vieten as co-Personal Representatives of the Vincent G. Vieten** to **Vincent H. Vieten, Jeannine M. Vieten** and **Daniel T. Vieten, as Co-Trustees of the Vieten Supplemental Needs Trust** dated October 27, 2020 and recorded in the York County Registry of Deeds in Book 18463, Page 626.

CMV