1002140132291

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

Christine Lefebvre and Kathleen Peaco, both of South Portland, Cumberland County, Maine, for consideration paid, grant(s) to **Chelsie Marie Kuhn**, of South Portland, Cumberland County, Maine (whose mailing address is 148 Breakwater Drive Unit 813, South Portland, ME 04106) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Carol A. Olson to the grantor(s) herein, dated June 28, 2018, recorded in Cumberland Registry of Deeds, Book 34955, Page 88.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 12 day of February, 2021.

WITNESS:

_____ _____
Christine Lefebvre

_____ _____
Kathleen Peaco

STATE OF MAINE
Cumberland, ss February 12, 2021

Then personally appeared the above-named Christine Lefebvre and Kathleen Peaco and acknowledged the foregoing instrument to be their free act and deed.

Before me,

_____
Notary Public/Justice of the Peace
Commission Expiration:

Brittany M. Newman
Notary Public, State of Maine
My Commission Expires 3/4/2025

File No.: 2021-276

DOC :11244 BK:37822 PG:71
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
02/17/2021, 11:13:11A
Register of Deeds Nancy A. Lane E-RECORDED

File No: 2021-276

"Exhibit A"

Unit 11, building A, in Spring Point Condominium, in the City of South Portland, County of Cumberland and State of Maine, the declaration of which is dated June 4, 1985, and recorded in the Cumberland County Registry of Deeds in Book 6805, Page 153, as amended by instrument dated July 18, 1985 and recorded in said Registry of Deeds in Book 6857, Page 225, as shown on a plat and floor plans entitled "Spring Point Condominium", which plat and floor plans are dated November 12, 1984 as revised June 4, and June 20, 1985 and recorded in said Registry of Deeds in Plan Book 148, Page 45, which declaration was made pursuant to the Maine Condominium Act of the State of Maine, Chapter 31 of Title 33 of the Maine Revised Statutes of 1964, as amended, together with the allocated interests and the use of certain limited common elements respectively appurtenant to said unit, more fully described in said declaration, the schedules annexed thereto and the plat and floor plans to which reference is hereby made.