Book 39477 Pg 231

WARRANTY DEED

GREG STUART FRIEDMAN

of 580 Bella Vista Court South, Jupiter, FL 33477

for consideration paid, grants to

ELLIOT H. RUDOY and SUSAN S. RUDOY, Trustees, THE RUDOY FAMILY TRUST dated October 20, 2010

of , 202 Sheridan Street, Portland, ME 04101 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 hand and seal this 6th day of June, 2022.

Greg Stuart Friedman

State of Maine
Cumberland, ss. June 6, 2022

Personally appeared before me the above-named Greg Stuart Friedman and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Nicholas A. Tomso, Attorney-at-Law

EXHIBIT A

Unit # 7 in Ocean Ridge Condominium located in the City of Portland, County of Cumberland and State of Maine, as established under a Declaration of Condominium dated March 14, 2003, and recorded in the Cumberland County Registry of Deeds in Book 19085, Page 191 as amended of record, as shown on the Condominium Plat duly recorded in the Cumberland County Registry of Deeds at Plan Book 203, Page 178, as amended at Plan Book 203, Page 264 and Floor Plans duly recorded in the Cumberland County Registry of Deeds at Plan Book 203, Pages 186 through 199, 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 terms, provisions and easements set forth or referred to in the Maine Condominium Act and Declaration, said Plat and Plans, the Bylaws of the Ocean Ridge Condominium Association.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

For title reference see deed given by Vincenzo Marotta and Antoinette Mancusi to Greg Stuart Friedman, dated July 29, 2016, and recorded in the Cumberland County Registry of Deeds in Book 33329, Page 1.

H-RUDOY