NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19731 PG 158**
Instr # 2025030578
08/29/2025 03:39:14 PM
Pages 2 YORK CO

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Maine R.E. Transfer Tax Paid

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Mark Tinianow and Susan Tinianow of 25 Dunbar Street, Sharon, MA 02067, for consideration paid grant(s) to ANMR Family LLC 78 Rideout Road, Hollis, NH 03049, with WARRANTY COVENANTS:

The real property in the Town of Wells, in the County of York and State of Maine, described as follows:

The unit designated as Unit No. 140 in Seaglass Village, A Seasonal Cottage Condominium Community, Wells, Maine, created pursuant to the provisions of the Maine Condominium Act by Declaration dated August 20, 2009 and recorded in the York County Registry of Deeds at Book 15709, Page 110 and subsequent Amendments thereto.

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

1. Provisions of (a) the Maine Condominium Act, as that statute may be amended from time to time; (b) the above referenced Declaration, including the Grantor's percentage ownership of the common elements as set forth in said Declaration, as the same may be amended from time to time by instrument recorded in the York County Registry of Deeds;

2. Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration;

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

These premises were conveyed to Grantor(s) Mark Tinianow and Susan Tinianow by virtue of a trustees deed from John A. Bocchino Jr., et al. Trustees dated 09/20/2024 and recorded at the York County Registry of Deeds in Book 19516, Page 357.

Executed this 28 day of August, 2025.

Mark Tinianow
Mark Tinianow

Susan Tinianow
Susan Tinianow

State of Massachusetts
County of Middlesex

August 28, 2025

Then personally appeared before me on this 28 day of August, 2025, the said Mark Tinianow and Susan Tinianow and acknowledged the foregoing to be his/her/their voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:

Meghan Aalerud