NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19186 PG 518**
Instr # 2023001651
01/19/2023 01:59:22 PM
Pages 2 YORK CO

DLN: 1002340224568

QUITCLAIM DEED WITH COVENANT

[Unit 2, Sea Glass Condominium]

KNOW ALL PERSONS BY THESE PRESENTS, that, **DURP LLC**, a Maine limited liability company with a mailing address of P.O. Box 883, Cumberland, Maine 04021, for consideration paid, grants to **BIGREDDOG LLC**, a Montana limited liability company, with a mailing address of 568 Tiber River Way, Oxnard, California 93036, with QUITCLAIM COVENANT, certain real estate located in the Town of Old Orchard Beach, County of York and State of Maine, being more particularly described as follows:

Unit 2 of Sea Glass Condominium located in the Town of Old Orchard Beach, County of York and State of Maine, established under the Declaration of Sea Glass Condominium, dated January 17, 2023, and recorded in the York County Registry of Deeds in Book 19186, Page 404 (the "Declaration"), and as shown on the Condominium Plat entitled Condominium Plat of Sea Glass Condominium, West Grand Avenue & Camp Comfort Avenue, Town of Old Orchard Beach, County of York, State of Maine" prepared by Main-Land Development Consultants, Inc., dated August 12, 2022, revised through January 16, 2023 and recorded in the York County Registry of Deeds in Condo Book 1016, Page 1(the "Plat"), and Floor Plans entitled Floor Plans entitled "Condominium Units Plans, Sea Glass Condominium, Old Orchard Beach, Maine, Condominium Units Plans," prepared by Grant Hays Associates, dated December 28, 2022, and recorded in the York County Registry of Deeds in Condo Book 1016, Pages 2 through 4 (the "Plans"). Said Unit is conveyed together with an undivided interest in the Common Elements of the Condominium, and in the Limited Common Elements appurtenant thereto.

Said Unit is conveyed subject to and together with the benefit of the terms, provisions, rights and easements set forth or referred to in the Maine Condominium Act, the Declaration, as amended, the Plat and Plans, and the Bylaws, and Rules and Regulations, of the Sea Glass Condominium Association. Subject to the obligation to pay a proportionate share of current real estate taxes not yet due and payable.

Being a portion of the premises conveyed to Durp LLC by virtue of a Quitclaim Deed from Venetia LLC dated April 29, 2022 and recorded in the York County Registry of Deeds in Book 19017, Page 194.

[SIGNATURE PAGE TO FOLLOW]

Maine R.E. Transfer Tax Paid

IN WITNESS WHEREOF, Durp LLC has caused this instrument to be signed and sealed in its company name by Scott H. Durepo, its sole Member, thereunto duly authorized this 17th day of January, 2023.

WITNESS:

DURP LLC,
a Maine limited liability company

By: _____
Scott H. Durepo
Title: sole Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. January 17, 2023

Then personally appeared the above-named Scott H. Durepo, sole Member of Durp LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Durp LLC.

Before me,

_____
Notary Public
Print Name: Nicholas T. Ucall
My Commission Expires: Maine attorney at Law