NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19676 PG 28**
Instr # 2025018373
06/11/2025 02:48:56 PM
Pages 2 YORK CO

(DLN): 2861814

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, GALLO RENTALS LLC, a limited liability company duly organized and existing under the laws of the State of Maine with a mailing address of 71 Haybrook Drive in the Town of Alfred, County of York and State of Maine 04002,

Maine R.E. Transfer Tax Paid

for consideration paid,

grants to **EVAN BOCHES and JENNIFER DOROTHY MILLER,** both of 23 Francis Way in the Town of Kittery, County of York and State of Maine 03904,

with **WARRANTY COVENANTS**, as joint tenants,

Certain real estate located in the Town of Kittery, County of York and State of Maine, described as Townhouse Unit No. 5 of Yankee Properties Condominium, a condominium established in accordance with the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes, as amended, together with said unit's percentage interest and all other appurtenant rights in the Common Elements and Limited Common Elements, all as more specifically described in the Declaration of Condominium for Yankee Properties Condominium, acknowledged on November 9, 1987 and recorded in the York County Registry of Deeds in Book 4536, Page 129, and Amendment to the Yankee Properties Condominium Declaration dated September 20, 2021 and recorded in the said Registry of Deeds in Book 18814, Page 263, and as delineated on the Plat and Plans of Yankee Properties Condominium, recorded in the York County Registry of Deeds in Condominium File 328, as the same may be amended from time to time.

Said Unit and appurtenances are conveyed subject to and together with the benefit of all the terms, provisions, conditions, restrictions, easements, covenants, obligations, reservations and encumbrances contained or referred to in said Declaration and said Plats and Plans, all of which are incorporated herein as the same may be amended or modified from time to time.

Also conveying, as a limited common element, the right to construct a garage, within the limited common element designed for Unit 5 on the plan entitled, "Second Amended As-Built Site Plan, Yankee Properties Condominium, prepared for Gallo Rentals, LLC" which plan is recorded in the York County Registry of Deeds in Condominium File 328.

The above-described Unit is conveyed subject to all easements of record.

Being a portion of the premises conveyed to the Grantor herein by warranty deed of Conrad L. Farr, a/k/a Conrad L. Farr, II dated December 28, 2012 and recorded in the York County Registry of Deeds in Book 16497, Page 590.

WITNESS WHEREOF, the said Gallo Rentals LLC, has caused this instrument to be signed in its limited liability company name by Michael A. Gallo, III, its Member thereunto duly authorized this 16th day of June, 2025.

Gallo Rentals LLC

By: Michael A. Gallo, III
Its: Member

STATE OF MAINE
YORK, SS.

June 10, 2025

Personally appeared the above-named Michael A. Gallo, III, Member of Gallo Rentals LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company

Before me,

Notary Public/Attorney-at-Law
Printed Name:
Commission expires:

MATTHEW J. WILLIAMS
Maine Notary Public
Commission Expires
November 20, 2030