NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18470 PG 895**
Instr # 2020061732
12/01/2020 01:30:30 PM
Pages 3 YORK CO

Return to:
Jordan H. Kellerman
Arielle J. Kellerman

DLN:1002040122508

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Jeffrey C. Key** and **Jacqueline A. Ridley Key**, of 95 Pleasant Street #B, Meredith, New Hampshire 03253, for consideration paid grant to **Jordan H. Kellerman** and **Arielle J. Kellerman,** of 18 Northwood Road, Yarmouth, Maine 04096, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

A certain parcel of real estate, being a certain condominium unit situated in York, in the County of York and State of Maine, more particularly described as follows;

Being the premises known as Unit 2 of the project known as "The Homestead" located at Chase's Pond Road in the Town of York, County of York and State of Maine, said project being shown on a plan entitled "The Homestead, A Condominium in York, Maine," for Robert Chase and David Chase by Kimball Chase Co., Inc. dated December 15, 1983, Project No. 83-355, on file with the York County Registry of Deeds. Specific reference is made to Declaration of Condominium, "The Homestead, A Condominium" under the Maine Condominium Act in the Revised Statutes of the State of Maine, as amended, Title 33, Chapter 31, which Declaration is dated March 6, 1984, and recorded in the York County Registry of Deeds on March 9, 1984, in Book 3254, Page 193 and Amendment thereto dated September 6, 1985, York County Registry of Deeds in Book 3637, Page 163, and corrective Amendment dated March 16, 1994 and recorded in the York County Registry of Deeds in Book 7149, Page 199, and as may have been further amended. Said Unit is conveyed together with:

1. An undivided thirty-three and one-third percent (33.33%) interest in the common areas and facilities of the Condominium described in the Declaration attributable to the Units as stated in Article 4 of the Declaration.

2. An exclusive right to use the limited common areas, as set forth in Article 4 of the Declaration, appurtenant to the Unit as specified in the Declaration and shown on the floor plans, including existing or association approved patio, parking space, fixtures designed to serve the specific Unit which are adjacent to and used exclusively for the particular Unit, yard as designated on the Plat, and the land below the buildings of each Unit as described in Article 3.2 of the Declaration.

Maine R.E. Transfer Tax Paid

3. An easement, in common with owners of other Units, to use any of the pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other Units or elsewhere on the property and serving the Units.

Subject to rights and easements and all the provisions of the Declaration, as amended from time to time. Said Declaration and Amendments being incorporated herein by reference.

Meaning and intending to describe and convey the same premises conveyed to Jeffrey C. Key and Jacqueline A. Ridley Key by virtue of a deed from Jeffrey C. Key and Jacqueline A. Ridley Key dated January 22, 2019 and recorded in the York County Registry of Deeds in Book 17888, Page 533.

Executed this 27 day of November, 2020.

Jeffrey C. Key

State of NH
County of Belknap

Then personally appeared before me on this 27 day of November, 2020 the said Jeffrey C. Key and acknowledged the foregoing to be his voluntary act and deed.

ELIZABETH C WIDMER
Commission Expires
NOTARY
PUBLIC
03-07-2023
NEW HAMPSHIRE

Notary Public
Commission expiration:

Executed this 2nd day of November 2020.

Jacqueline A. Ridley Key

State of NY
County of Suffolk

Then personally appeared before me on this 2 day of Nov., 2020 the said Jacqueline A. Ridley Key and acknowledged the foregoing to be her voluntary act and deed.

Notary Public
Commission expiration: 7/25/2024

Anthony Patrick Lupo

ANTHONY PATRICK LUPO
Notary Public, State of New York
No. 01LU6345585
Qualified in Suffolk County
Commission Expires July 25, 2024