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Doc#: 43193 Bk:30855 Pg: 336

# WARRANTY DEED

**JUDITH A. FOGGIA** of Portland, Cumberland County, Maine, for consideration paid, grants to **ALEXANDER W. GRAY** of Old Town, Penobscot County, Maine, whose mailing address is 275 Fourth Street, Old Town, ME 04468, with warranty covenants, the land in **Portland**, Cumberland County, Maine, described as follows:

MAINE REAL ESTATE TAX PAID

Unit # 14 together with its allocated interest of the Radcliffe Glen Condominium located in the City of Portland, Cumberland County, Maine, all as more fully appears in the "Declaration of Radcliffe Glen Condominium, Portland, Maine," pursuant to the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes, as amended, dated November 1, 2002, and recorded in the Cumberland County Registry of Deeds in Book 18348, Page 270, in the First Amendment to the Declaration, dated April 16, 2003, and recorded in said Registry in Book 19337, Page 149, and in the Second Amendment to the Declaration, dated July 11, 2003, and recorded in said Registry in Book 19838, Page 342.

Reference is made to the Plats and Plans for said Condominium recorded in the Cumberland County Registry of Deeds in Plan Book 202, Pages 667, 668 and 669, the amended Plans as recorded in Plan Book 203, Pages 284-285 and as amended in Plan Book 203, Pages 436-437.

This conveyance is made subject to and with the benefit of the terms, provisions, developer's rights, easements, exceptions and encumbrances set forth and referred to in the Maine Condominium Act and the said Declaration, as amended, including without limitation, the Plat and Plans, as amended, and the By-Laws and Rules and Regulations of the Radcliffe Glen Condominium Association.

Meaning and intending to convey and hereby conveying the property described in the following deeds: (1) Dana A. Cunningham to Judith A. Foggia and Nancy Adler, dated September 6, 2005 and recorded in said Registry in Book 23115, Page 275; and (2) Nancy Adler to Judith A. Foggia, dated October 7, 2008 and recorded in said Registry in Book 26393, Page 190.

IN WITNESS WHEREOF, Judith A. Foggia has hereunto set her hand and seal this 15th day of July, 2013.

Judith A. Foggia

{EP - 01428068 - v1 }

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6:36 AM EST
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STATE OF MAINE

Cumberland County

July 15th, 2013

Personally appeared before me the above named Judith A. Foggia and acknowledged the foregoing instrument to be her free act and deed.

Melissa M. Hewett

Notary Public/Attorney at Law

Print or type name: MELISSA M. HEWETT

Notary Public, Maine
My Commission Expires May 31, 2014

SEAL

(EP - 01428068 - v1 )

11/04/26
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EXHIBIT A

ALEXANDER W. GRAY

TO

MACHIAS SAVINGS BANK

All that certain lot or parcel of land situate in Portland, County of Cumberland, State of Maine, and being more particularly described as follows:

Unit # 14 together with its allocated interest of the Radcliffe Glen Condominium located in the City of Portland, Cumberland County, Maine, all as more fully appears in the "Declaration of Radcliffe Glen Condominium, Portland, Maine," pursuant to the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes, as amended, dated November 1, 2002, and recorded in the Cumberland County Registry of Deeds in Book 18348, Page 270, in the First Amendment to the Declaration, dated April 16, 2003, and recorded in said Registry in Book 19337, Page 149, and in the Second Amendment to the Declaration, dated July 11, 2003, and recorded in said Registry in Book 19838, Page 342.

Reference is made to the Plats and Plans for said Condominium recorded in the Cumberland County Registry of Deeds in Plan Book 202, Pages 667, 668 and 669, the amended Plans as recorded in Plan Book 203, Pages 284-285 and as amended in Plan Book 203, Pages 436-437.

This conveyance is made subject to and with the benefit of the terms, provisions, developer's rights, easements, exceptions and encumbrances set forth and referred to in the Maine Condominium Act and the said Declaration, as amended, including without limitation, the Plat and Plans, as amended, and the By-Laws and Rules and Regulations of the Radcliffe Glen Condominium Association.

For borrower's source of title, reference may be made to the deed from Judith A. Foggia of even or near date to be recorded herewith in the Cumberland County Registry of Deeds.

Received
Recorded Register of Deeds
Jul 22,2013 12:24:06P
Cumberland County
Pamela E. Lovley



11/04/26
6:36 AM EST
dotloop verified