DEBRA L. ANDERSON, REGISTER OF DEEDS
E-RECORDED **Bk 17867 PG 847**
Instr # 2018053463
12/21/2018 03:39:00 PM
Pages 2 YORK CO

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

DLN#1001840047017

WARRANTY DEED

JOINT TENANCY
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Michael J. Bierley** of Saco, County of York and State of Maine, for consideration paid, grant to **Bethany Ellis Sessions and Stephen Sessions**, both having a mailing address 55 Colonial Lane, Unit 32, Saco, Maine 04072 with **WARRANTY COVENANTS, as Joint Tenants**, a certain lot or parcel of land in Saco, County of York and State of Maine, bounded and described as follows:

A certain condominium unit situated in the City of Saco, County of York and State of Maine, bounded and described as follows:

Unit #40 (formerly to be known as Unit #L-2 with an assigned street address of 32 Shannon Lane) in Shannon Woods Condominium located in the City of Saco, County of York and State of Maine established under the Shannon Woods Condominium Declaration dated June 10, 2004 and recorded in the York County Registry of Deeds at Book 14192, Page 506 as amended of record (the "Declaration"), as shown on the Plat entitled "Condominium Plat of Shannon Woods" dated December 4, 2003 as revised through August 10, 2004 by Sebago Technics as recorded in said Registry of Deeds in Condominium File 612, Page 1 and as shown on the Condominium Floor Plans entitled "Shannon Woods Condominium" dated June 17, 2004 prepared by Stanley W. Gawron and recorded in said Registry of Deeds in Condominium File 612, Page 2 and 3. Said unit is conveyed together with an undivided interest in the Common Elements of the Condominium and in the Limited Common Elements appurtenant thereto.

Subject to and together with the benefit of the terms, provisions and easements set forth or referred to in the Maine Condominium Act and Declaration as amended, said Plat and Plans, the Bylaws of the Shannon Woods Condominium Association and the Rules and Regulations of said Condominium Association.

Being the same premises conveyed to Michael J. Bierley, by virtue of deed of Joann F. Klikier, dated June 7, 2011 and recorded in the York County Registry of Deeds in Book 16108, Page 790.

Maine R.E. Transfer Tax Paid

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

WITNESS our hands this 20th day of December, 2018.

Witness

Michael J. Bierley

STATE OF MAINE
COUNTY OF CUMBERLAND

December 20, 2018

Personally appeared the above-named Michael J. Bierley and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public or ~~Attorney at Law~~

MICHELLE M. CILEA
MY COMMISSION EXPIRES JULY 13, 2020
NOTARY PUBLIC
MAINE

After recording return to:
Bethany and Stephen Sessions
55 Colonial Road
Westbrook, ME 04092

18sopo821/deed/lm