QUITCLAIM DEED w/ COVENANT
Statutory short form **DLN1002140148363**

KNOW ALL PERSONS BY THESE PRESENTS that I, **Sarah Elizabeth Paton f/k/a Sarah P. Kotzur,** of the City of Portland, County of Cumberland, and State of Maine, for consideration paid, grant to **Ashley J. Kotzur**, of the City of Portland, County of Cumberland, and State of Maine, with quitclaim covenant, a certain lot or parcel of land, together with the improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine, more particularly bounded and described within **Exhibit A** which is attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF I have set my hand and seal this 14th day of June, 2021.

Witness

Sarah Elizabeth Paton

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On June 14th, 2021 personally appeared the above named Sarah Elizabeth Paton who did acknowledge the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Attorney at Law
Printed name:
Seal (if any):

JAMES B. BARNS
Notary Public, State of Maine
My Commission Expires Oct. 25, 2022

DOC :43293 BK:38328 PG:168
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
06/18/2021, 08:36:12A
Register of Deeds Nancy A. Lane E-RECORDED

EXHIBIT "A"

Unit 4 of the 260 Park Avenue Condominium, located in the City of Portland, County of Cumberland and State of Maine, together with an undivided twelve and one-half percent (12.5%) common element interest in the common areas and facilities of said condominium, pursuant to the Declaration of Condominium, 260 Park Avenue Condominium (the "Declaration"), under the provisions of Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended, known as the Maine Condominium Act, which Declaration is dated June 6, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17712, Page 135. The property is shown on the plan recorded in said Registry of Deeds in Plan Book 202, Page 363, identified as "Condominium Plat, 260 Park Avenue Condominium" dated March 28,2002 and on the plan recorded in said Registry of Deeds in Plan Book 202, Page 364, identified as "Horizontal and Vertical Boundaries, 260 Park Avenue Condominium" dated March 28, 2002.

Meaning and intending to convey the same premises described in the deed from Wendy Coburn to Ashley J. Kotzur and Sarah P. Kotzur dated October 17, 2017 and recorded in the Cumberland Country Registry of Deeds in Book 34424, Page 293.