MAINE REAL ESTATE TAX-Paid

(Space Above For Recording Information)

DLN1002140155717

Quitclaim Deed

Jody E. Mills and William P. Mills of South Portland, County of Cumberland and State of Maine, for consideration paid, grant to **Kelsey Flaherty,** having a mailing address of 21 Vesper Street, Scarborough, Maine 04074, **WITH QUITCLAIM COVENANT**, the land and interest in land situated in South Portland, County of Cumberland and State of Maine, described as follows:

Unit 20 in Building 7 of Country Gardens Condominiums located in the City of South Portland, County of Cumberland and State of Maine, as more fully appears in a Final Subdivision & Condominium Plan made for Dube Associates, Portland, Maine, by Land Use Consultants, identified as "Country Gardens Condominiums" and filed in the Cumberland County Registry of Deeds in Unit Owner's File No. 102, and specific reference is made to a Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560, et seq., which Declaration is dated December 27, 1982, and recorded in said Registry of Deeds in Book 5092, Page 275; and Amendment to Declaration of Condominium dated April 2, 1984, and recorded in said Registry of Deeds in Book 6431, Page 159, to which references are hereby made and the same are hereby incorporated by reference and made a part hereof.

Reference is made to floor plans of each unit and of each building duly filed with said Registry of Deeds, to which reference is made and the same is incorporated by reference herein, together with an 8.45% interest in all common and undivided areas as specified in said Declaration.

Being the same premises as conveyed to Jody E. Mills and William P. Mills, by virtue of a deed from Joan E. Mills dated January 13, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27537, Page 23.

DOC :54907 BK:38489 PG:90
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/30/2021, 12:13:53P
Register of Deeds Jessica M. Spaulding E-RECORDED

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 30th day of July, 2021.

Witness to All

Jody E. Mills

William P. Mills

STATE OF MAINE
COUNTY OF CUMBERLAND

July 30, 2021

Personally appeared the above named Jody E. Mills and William P. Mills and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney-at-Law

HILLARY L. BICKFORD
MY COMMISSION EXPIRES MAY 6, 2026
NOTARY PUBLIC
MAINE

After recording return to:
Kelsey Flaherty
220 Settler Road
South Portland, Maine 04106

Z/210972-M/DEED/TM