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Receipt # 222323
ERECORD
Bk 5735 PG 174
12/30/2022 02:09:05 PM
Pages 2
DEED
Instr # 18698
Cherri L Crockett Register of Deeds OXFORD COUNTY

WARRANTY DEED
DLN: 10022402230 85

KNOW ALL BY THESE PRESENTS, that I **MICHAEL J. CIANO**, an individual, with an address of 66 Ellery Road, Waltham, MA 02453, for *consideration paid,* grants to **77 PROPERTY MANAGEMENT, LLC**, a Maine Limited Liability Company, with an address of 68 Fellows Street, South Portland, ME 04106, ***with warranty covenants,*** the real property, with any buildings thereon, located in the Town of Newry, Oxford County and State of Maine, further described as follows:

MAINE REAL ESTATE TRANSFER TAX PAID

Unit No. A-114 in Building II of Phase I of Brookside Condominium located in the Town of Newry, Oxford County and State of Maine, a condominium established by Sunday River Skiway Corporation pursuant to the Maine Condominium Act and by a Declaration of Condominium dated December 11, 1987 and recorded in the Oxford County Registry of Deeds at Book 1531, Page 203 (which Declaration, together with the Exhibits and/or appendices thereto, and any amendments thereto, is hereby termed "the Declaration" and to which reference is hereby made), which said unit is shown on the floor plans of the building identified above recorded simultaneously with said Declaration in said Registry of Deeds. Reference is also made to survey plan, by Dana C. Douglass, Jr., R.S., likewise recorded simultaneously with said Declaration in said Registry.

Said Unit is conveyed with the benefit of and subject to:

1. Provisions of (i) the Maine Condominium Act, as that statute may be amended from time to time; (ii) the Declaration, as the same may be amended from time to time by instrument recorded in the Oxford County Registry of Deeds;

2. Existing rights, obligations, easements, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration;

3. Such taxes and assessments allocable to the Unit for the current fiscal (tax) year as are not due and payable on the date of delivery of this deed.

4. An undivided **.004743** interest in the common areas and facilities of the Property described in said Declaration ("common elements") attributable to the Unit.

5. The provisions of the Declaration, Bylaws, Exhibits to the Declaration, floor plans, and survey plan of the condominium recorded simultaneously with and as a part of the Declaration, as the same may be amended from time to time by appropriate instruments recorded in Oxford County Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, his heirs, assigns, servants and visitors as though such provision were recited

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and stipulated at length herein.

Sunday River Skiway Corporation retains title to all way, road, streets and trails which may be depicted on the survey plan of this subdivision/condominium or on any of its amendments

Being the same property conveyed to the within Michael J. Ciano by release deed from Scott D. Remsen dated June 1, 2011 and recorded in the Oxford County Registry of Deeds in Book 4725, Page 132.

WITNESS my hand and seal this 29 day of December, 2022.

MICHAEL J. CIANO

STATE/COMMONWEALTH OF Maine.
COUNTY OF Oxford.

DATE: December 29, 2022

Then personally appeared the above-named Michael J. Ciano and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/~~Attorney at Law~~
Print name: Michael T. Steven Esq
My Commission expires:

Michael T. Steven & Associates
111 Main Street, PO Box 389, Bethel, ME 04217/207-824-2588

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