# QUITCLAIM DEED WITHOUT COVENANT

DLN: 1002140162622

KNOW ALL BY THESE PRESENTS THAT, WE, THOMAS M. ATKINSON and KAREN Z. ATKINSON, being husband and wife, both of Scarborough, in the County of Cumberland and State of Maine, do hereby grant and convey to THOMAS M. ATKINSON, TRUSTEE of the THOMAS M. ATKINSON LIVING TRUST and KAREN Z. ATKINSON, TRUSTEE of the KAREN Z. ATKINSON LIVING TRUST, as joint tenants, both with a mailing address is 6 Audubon Way, Scarborough, Maine, all the right, title and interest in and to the real property located in the Town of Scarborough, County of Cumberland and State of Maine, and more particularly described on Schedule A attached hereto and made a part hereof.

IN WITNESS HEREOF, WE, the said THOMAS M. ATKINSON and KAREN Z. ATKINSON, have hereunto set our hands and seals this 13th day of September, 2021.

SIGNED, SEALED and DELIVERED
In the presence of:

Witness

Thomas M. Atkinson (L.S.)

Witness

Karen Z. Atkinson (L.S.)

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STATE OF MAINE
COUNTY OF CUMBERLAND, ss:

On this 13th day of September, 2021 personally appeared the above named THOMAS M. ATKINSON and acknowledged the foregoing instrument to be his free act and deed.

Notary Public

JENNIFER L. KRUSZEWSKI
NOTARY PUBLIC
State of Maine
My Commission Expires
September 19, 2022

SEAL

STATE OF MAINE
COUNTY OF CUMBERLAND, ss:

On this 13th day of September, 2021 personally appeared the above named KAREN Z. ATKINSON and acknowledged the foregoing instrument to be her free act and deed.

Notary Public

JENNIFER L. KRUSZEWSKI
NOTARY PUBLIC
State of Maine
My Commission Expires
September 19, 2022

SEAL

## Schedule A

**Grantor:** Thomas M. Atkinson and Karen Z. Atkinson

**Grantee:** Thomas M. Atkinson, Trustee of the Thomas M. Atkinson Living Trust and Karen Z. Atkinson, Trustee of the Karen Z. Atkinson Living Trust

A certain lot or parcel of land together with any buildings thereon situated in the Town of Scarborough, County of Cumberland and State of Maine, more particularly described as follows:

Real property located near Audubon Way, Scarborough, Cumberland County, Maine: **Unit No. 6** of Ballantyne Place Condominium as described in the Declaration of Condominium for Ballantyne Place Condominium dated as of September 23, 2003, and recorded in the Cumberland County Registry of Deeds in Book 20265, Page 134 (the "Declaration") and as further shown on the plat of Ballantyne Place Condominium, recorded in said Registry of Deeds in Plan Book 203, Pages 540 and 541 (the "Plat").

Each Unit is conveyed to Grantee together with:

Its allocated undivided percentage interest in the Common Elements of the Condominium as set forth in the Declaration;

An exclusive right to use the Limited Common Elements appurtenant to the Unit as specified in the Declaration, and shown on the Plat; and

All rights and easements as described in the Declaration. Said Unit is conveyed to Grantee subject to;

All easements, covenants, obligations and conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration.

The provisions of the Declaration and the Plat as the same may be amended or modified from time to time, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person or entity having at any time any interest or estate in the Unit.

Any and all local, state or federal land use and zoning permits, approvals, orders or regulations affecting Ballantyne Place Condominium.



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Rights and easements granted to Central Maine Power and Verizon new England, Inc. in a Corporation Easement Deed dated October 6, 2003 and recorded in Book 20569, Page 199.

A 50-foot Sewer Right-of-Way to the Town of Scarborough described in deeds dated August 24, 1962 and recorded at Cumberland County Registry of Deeds in Book 2699, Page 81, and dated September 29, 1962 and recorded in said Registry in Book 2710, Page 30.

A 50-foot by 50-foot easement to the Town of Scarborough as described in deed dated January 24, 1997 and recorded at the Cumberland County Registry of Deeds in Book 13312, Page 1.

Floating access and sewer easements, and a located access easement, reserved in a Warranty Deed from Richard J. Sullivan and Patricia D. Sullivan to Ballantyne Development LLC dated April 18, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19229, Page 151.

Maine Department of Environmental Protection Site Location Order dated December 20, 2002, and recorded in the Cumberland County Registry of Deeds in Book 18771, Page 165.

All matters shown on the certain "Subdivision Plat of Ballantyne Place – Phase One" prepared for Grantor by Sebago Technics dated May 17, 2002, last revised December 17, 2002, and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 74.

Meaning and intending to convey the same premises conveyed to Thomas M. Atkinson and Karen Z. Atkinson as Joint Tenants by Trustees' Deed of Winton Briggs and Robin R. Briggs, Trustees of the Briggs Living Trust, dated October 18, 2013 and recorded in said Registry of Deeds in Book 31113, Page 14.

Received
Recorded Register of Deeds
Sep 22,2021 12:31:22P
Cumberland County
Jessica M. Spaulding