OPR BK 15101 PGS 88-89 07/15/2024 09:26:13
INSTR # 2024013999 # OF PAGES 2
ATTEST: MATTHEW BOUCHER
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, AJ PROPERTY HOLDINGS ME, LLC, a Maine limited liability company with offices in Augusta, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by **10-20 PROPERTIES LLC,** a Maine corporation with a place of business in Augusta, County of Kennebec, State of Maine,

whose mailing address is: 38 Sherbrook Street, Augusta, Maine 04330

the receipt whereof, it does hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **10-20 Properties LLC,** its successors and assigns forever,

The following described premises situated in the City of Augusta, County of Kennebec, State of Maine:

Unit 1, also commonly known as Suite 3 in the building known as Augusta Medical Condominiums as described in Declaration of Condominium dated June 23, 1986 recorded in Book 3028, Page 28 and as shown on the plat and floor plans for the condominium recorded in the Kennebec County Registry of Deeds in Plan File No. E-86196 and E-86197 and together with all limited common elements and allocated interests in the common elements as set forth in the Declaration, plat and floor plans, as these documents may have been amended.

Subject however, to all terms of the Declaration of Condominium, to the bylaws of the association which manages the condominium, and to any properly established rules and regulations of the association.

MEANING and INTENDING to convey the premises conveyed to AJ Property Holdings ME, LLC by deed from Hearing Health USA, LLC dated October 28, 2015 and recorded in the Kennebec County Registry of Deeds at Book 12176, Page 122.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **10-20 Properties LLC,** its successors and assigns, to its use and behoof forever.

AND it does **COVENANT** with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid and that it and its successors and assigns shall and will **WARRANT** and **DEFEND** the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

(2) Farris Law

IN WITNESS WHEREOF, I, Amir Hadar, Member of AJ Property Holdings ME, LLC has hereunto set his hand this 9 day of July, in the year two thousand twenty-four.

Signed, Sealed and Delivered
in presence of:

JoAnn Fiedler
JoAnn Fiedler

AJ Property Holdings ME, LLC

By: _____
Amir Hadar
Its: Member

STATE OF NJ
COUNTY OF Morris

July 9, 2024

Personally appeared the above named **Amir Hadar, Member of AJ Property Holdings ME, LLC** and acknowledged the foregoing instrument to be his free act and deed, in said capacity,

Before me,

_____
Notary Public
Printed Name: Laurie J Wright

Laurie J Wright
NOTARY PUBLIC
State of New Jersey
ID # 50038612
My Commission Expires May 18, 2026