

TERMINATION OF CONDOMINIUM

WHEREAS, the 451 Deering Avenue Condominium (the "Condominium") is a two-unit residential condominium located at 451 Deering Avenue in the City of Portland, County of Cumberland and State of Maine, created by Thomas J. McAdam ("Declarant") pursuant to a Declaration of Condominium dated September 20, 1988, and recorded in the Cumberland County Registry fo Deeds in Book 8481, Page 2, as further amended (the "Declaration"); and

WHEREAS, Declarant is the current owner of both Unit 1 and Unit 2 of the Condominium by deeds recorded in said Registry in Book 31522, Page 393, and Book 30191, Page 237, respectively; and

WHEREAS, pursuant to the Declaration, the Condominium is governed by the 451 Deering Avenue Condominium Association, a Maine non-profit corporation with a mailing address of 451 Deering Avenue, Portland, Maine 04103 (the "Association"), which recently conveyed a portion of the common areas of the Condominium to certain abutters, Jack R. Vreeland and Nancy Montgomery by instrument recorded in said Registry prior to the recording of this instrument;

WHEREAS, pursuant to Section 10.7 of the Declaration, the Condominium may be terminated by the unanimous vote of the unit owners, whereupon the unit owners will become tenants in common with respect to all common elements of the Condominium and the Association will no longer have authority to govern the Condominium or its common elements; and

WHEREAS, there are no Eligible Mortgageholders of either of the Units of the Condominium whose consent is required to effectuate the terminate the Condominium;

NOW, THEREFOR, for consideration paid, the receipt and sufficiency of which is hereby acknowledged, Thomas J. McAdam, as current fee owner of Unit 1 and Unit 2 of the Condominium, hereby terminates the Condominium effective as of the date of recording of this Termination of Condominium in said Registry (the "Effective Date"). As of the Effective date, Thomas J. McAdam accepts fee title to the entire property subject to the Declaration, including the common elements of the Condominium, and assumes responsibility for any obligations of the Association outstanding as of the Effective Date.

The Association, being duly authorized, hereby joins in this Termination of Condominium to confirm the conveyance, as of the Effective Date, of all the common areas of the Condominium to Thomas J. McAdam, a Maine resident with a mailing address of 21 Cross Street, Portland, Maine 04101.

IN WITNESS WHEREOF, the undersigned have executed the foregoing Termination of Condominium as of this March ___, 2017.

Thomas J. McAdam

451 DEERING AVENUE CONDOMINIUM
ASSOCIATION

By:_____
Thomas J. McAdam, President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss`

March ____, 2017

Personally appeared before me the above-named Thomas J. McAdam, personally and in his capacity as President of the 451 Deering Avenue Condominium Association, and acknowledged the foregoing to be his free act and deed individually and in said capacity, and the free act and deed of said corporation.

Notary Public / Maine Attorney at Law
Print Name:
Commission Expires: