

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

DLN: 1001740016786

THOMAS ROSSI and PAVALO ROSSI, with a mailing address of 9 Angenica Terrace, Marblehead, MA 01945-1001, for consideration paid, grants to AJ Holding Company, LLC, with a mailing address of 352 Warren Avenue, Unit 8, Portland, Maine 04103, with WARRANTY COVENANTS, the following described land in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS our hands and seals this 27th day of September, 2017.

Witness [Signature] _____

[Signature] _____
Thomas Rossi

Witness [Signature] _____

[Signature] _____
Pavalo Rossi

State of Maine
County of Cumberland

September 27, 2017

Personally appeared before me Thomas Rossi and Pavalo Rossi and acknowledged the foregoing instrument to be their free act and deed.

Before me,
[Signature]

Notary Public/Attorney at Law
Printed Name:
My Commission Expires:

Carly S. Joyce
State of Maine
Attorney At Law
Bar #9659

EXHIBIT A

The premises known as Unit 2 of Warren Avenue Trade Center Condominium created pursuant to Declaration dated October 12, 1988 and recorded in the Cumberland County Registry of Deeds at Book 8535, Page 264, located in the City of Portland, County of Cumberland and State of Maine, this conveyance is made subject to, but with the benefit of the terms, provisions, restrictions and easements, set forth and referred to in said Maine Condominium Act, the Declaration, survey, floor plans and the By-Laws.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

For title of Grantor reference is hereby made to a deed given by Joseph L. Pollak, dated July 24, 2003, and recorded in the Cumberland County Registry of Deeds in Book 19877, Page 203.