

372-A007

Doc#: 19300 Bk:28646 Ps: 279

Return to:

Nicholas Richio and Jo-Anne Richio
5 Braddish Court Unit 801
Portland, ME 04103

RECEIVED

JUL 27 2011

Dept. of Building Inspections
City of Portland Maine

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, **Andre Skalina and Daniela Skalina**, of 5 Braddish Court , Portland, ME 04103, for consideration paid, **GRANT TO Nicholas Richio and Jo-Anne Richio**, of 7 Fernwood Lane , Cape Elizabeth, ME 04107, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS** the real estate in Portland, Cumberland County and State of Maine described in the attached Exhibit A which is incorporated herein by this reference:

SEE ATTACHED EXHIBIT A.


MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Rymond P. Paquette et al dated November 30, 1994 recorded at Book 11732, Page 345 in the Cumberland County Registry of Deeds.

We, the grantors herein hereby release all rights of descent or other interests in the above-described premises.

Executed this 7 day of APRIL, 2011.



Andre Skalina



Daniela Skalina

MAINE REAL ESTATE TAX PAID

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State of MAINE
County of Cumberland

4 17 /2011

Then personally appeared before me the said Andre Skalina, whose identity is either known to me or has been satisfactorily proven, and acknowledged the foregoing to be his voluntary act and deed.

Faith E. Duplessie

Notary Public/Maine Attorney at Law

Printed Name Faith E. Duplessie

Commission expiration: 9/16/2011

SEAL

FAITH E. DUPLESSIE
Notary Public, Maine

My Commission Expires September 16, 2011

State of MAINE
County of Cumberland

4 13 /2011

Then personally appeared before me the said Daniela Skalina, whose identity is either known to me or has been satisfactorily proven, and acknowledged the foregoing to be her voluntary act and deed.

Michelle M. Citeau

Notary Public/Maine Attorney at Law

Printed Name Michelle M. Citeau

Commission expiration: 7/13/2013

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EXHIBIT A

A certain condominium unit situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Unit 601 in Parsons Pond at North Deering, a Condominium, located in the City of Portland, County of Cumberland and State of Maine, the Declaration of Condominium of which is recorded at Cumberland County Registry of Deeds, Book 7414, Page 282, as amended by amendments dated December 28, 1986 and September 23, 1987 and recorded in said Registry of Deeds, Book 7522, Page 62 and Book 7983, Page 65, respectively, as shown on plans entitled Phase I and III North Deering Commons, recorded in said Registry in Plan Book 153, Page 13, as amended by plans recorded in said Registry, Plan Book 154, Page 63 and Plan Book 162 Page 46, as amended (plan references in prior deed have been corrected herein).

Together with a certain percent undivided interest in the common elements as specified in the Declaration in Exhibit B as amended from time to time, and an exclusive right to use the limited common elements appurtenants to the Unit as specified in the Declaration and on said plat.

The property conveyed herein is subject to the provisions of the Maine Condominium Act 33 M.R.S.A. 1601 et seq. as amended, and the Declaration of Condominium for Parsons Pond at North Deering, a Condominium (hereinafter "Declaration"), as amended, and to said plat, as amended.

Together with the right in common with others to use all roads and driveways for the purpose of access, for all utilities, and for the use of all common elements as set forth in the Declaration.

The Developer has reserved the right to grant easements over the property conveyed herein for the installation, repair, maintenance, replacement or removal of public utility lines, wires, cables, conduits, pipes, vents or poles, for use and maintenance of access roads, for drainage purposes and all other rights reserved to the Grantor as Declarant in said Declaration.

The Grantee herein, for themselves, their heirs, successors, and assigns, do hereby acknowledge and agree to be bound by and within the Grantors (a) member of Parsons Pond at North Deering, a Condominium, and within their liability in the performance of the obligations of the Grantors as set forth in said Declaration and the Bylaws and Rules and Regulations of said Association.

Received
Apr 19 2011 02:05:11P
Pamela E. Lovley