

After recording return to:
Bruce M. Read, Esq.
Shepard & Read
93 Main Street
Kennebunk, ME 04043
DLN: 1002240183807

Space Above This Line For Recording Data

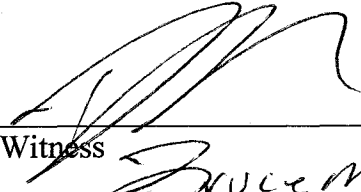
QUITCLAIM RELEASE DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **HEIDI BURNS MAYNARD**, whose mailing address is 232 Arundel Road, Kennebunkport, Maine 04046, and **PEPPER GALLAGHER**, whose mailing address is 8 Warren's Way, Kennebunk, Maine 04043, for nominal consideration paid, hereby grant and convey to **DiSABATO HOLDINGS, LLC**, a Maine limited liability company whose mailing address is 1222 Portland Road, Suite 10, with **QUITCLAIM COVENANTS**, a certain condominium unit, together with all the appurtenances, improvements, rights, and privileges pertaining thereto, located in the Town of Arundel, York County, Maine, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

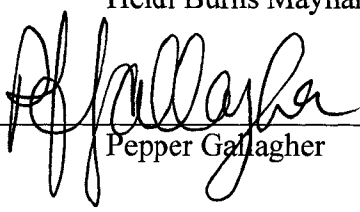
IN WITNESS WHEREOF, Heidi Burns Maynard and Pepper Gallagher have hereunder set their hands and seals as of this 15th day of February, 2022.

Witness


Bruce M. Read

Witness


Heidi Burns Maynard


Pepper Gallagher

STATE OF MAINE
York, ss.

February 15, 2022

Personally appeared the above-named Heidi Burns Maynard and Pepper Gallagher and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Bruce M. Read, Notary Public and Maine
Attorney at Law, Bar #3006

BRUCE M. READ
Notary Public, State of Maine
Commission Expires 12/28/2028

No Transfer Tax

Exhibit A
To Quitclaim Release Deed
Heidi Burns Maynard and Pepper Gallagher, Grantors
to
DiSabato Holdings, LLC, Grantee

Unit 10 of The Arundel Center Condominium, Arundel, Maine

A certain Condominium Unit in the Condominium known as THE ARUNDEL CENTER CONDOMINIUM, formerly known as MEDICAL ARTS CONDOMINIUM, in the Town of Arundel, County of York and State of Maine, and being described as follows:

UNIT NUMBER 10, together with 8.6 % of the undivided interest appertaining to said Unit in common areas and facilities of said Condominium as the same is established and identified in the Declaration of "MEDICAL ARTS CONDOMINIUM", dated December 14, 1982 and duly recorded in the York County Registry of Deeds, Alfred, Maine, on December 16, 1982 in Book 3019, Page 46, and as amended by First Amendment, dated November 1, 1984 and recorded in said Registry in Book 3545, Page 78; by Second Amendment to Condominium Declaration, dated January 24, 1990 and recorded in said Registry of Deeds in Book 5308, Page 239; Third Amendment to Condominium Declaration, dated June 23, 1998 and recorded in said Registry of Deeds in Book 8873, Page 306; Fourth Amendment to Condominium Declaration, dated December 28, 1998 and recorded in said Registry of Deeds in Book 9237, Page 170; and correction to Fourth Amendment dated June 16, 1999, recorded in said Registry of Deeds in Book 9530, Page 274.

Reference is hereby made to the survey plan of the Condominium entitled "Plan Showing MEDICAL ARTS CONDOMINIUM, a Proposed Planned Unit Development By: Commercial Condominiums, Inc. Arundel - Maine" prepared by Dow & Coulombe, Inc., Engineers & Surveyors, Saco, Maine, dated November 2, 1982, Revised November 24, 1982", recorded under Unit Ownership in Condominium File No.70, Sheets 1, 2, and 3, said Declaration, Exhibits, Appendix and Plan being incorporated herein by reference.

The within Grantee, by acceptance of this Deed, does hereby agree to abide by all of the rights, reservations, conditions, restrictions, regulations, and other matters set forth in the aforementioned Declaration of Condominium, Amendments to Declaration and aforementioned Plans and the By-Laws of the Arundel Center Condominium Association, Inc.

Meaning and intending to convey, and hereby conveying, the same premises conveyed to the Grantor and Grantee herein by Warranty Deed from Donna Giroux dated May 26, 2021 and recorded in the York County Registry of Deeds in Book 18682, Page 462.

This conveyance is made from Grantors to a Grantor owned limited liability company for nominal consideration.