

0094553

BUG: 7060 PAGE 005

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that We, Christopher R. Brigham and Cathy V. Brigham, in consideration of One Dollar and Other Valuable Consideration, paid by the Cathy V. Brigham Family Living Trust, dated December 5, 2001 more formally known as:

Cathy V. Brigham, Trustee, or her successors in trust  
under the Cathy V. Brigham Family Living Trust,  
dated December 5, 2001

the receipt whereof We do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Cathy V. Brigham Family Living Trust, ½ (one-half) interest in the following real estate located in the Town of South Portland, County of Cumberland, State of Maine, bounded and described as follows:

Unit 7 (the "Unit") of Marineast, A Condominium (hereafter referred to as the "Condominium") situated at or near Anchorage Place in the Town of South Portland, County of Cumberland and State of Maine, as more particularly described in the Declaration of Marineast, a Condominium, dated April 28, 1988, executed by Anchorage Development Corporation as Declarant and recorded in the Cumberland County Registry of Deeds at Book 8841, Page 55 (the "Declaration"); and as shown on the Plats and Plans to said Declaration of Condominium, including a plan entitled "Amended Final Subdivision Plan and Site Plan, Marineast Anchorage Development Corporation: dated April 1, 1987 and recorded in the Cumberland County Registry of Deeds in Plan Book 173, Page 69, by virtue of the recording of which Declaration, Plats and Plans Anchorage Development Corporation, as Declarant, created the Condominium pursuant to the Maine Condominium Act, Title 33 of the Maine Revised Statutes of 1964, as amended, Chapter 31, Sections 1601-101 et seq., as amended (the "Act").

The above described premises are a portion of the premises which constitute Lot 4 on the Plan entitled Final Plan of Marineast by Owen Haskett, Inc., dated July 28, 1980 and recorded in the Cumberland County Registry of Deeds in Plan Book 128, Page 79.

TOGETHER WITH an undivided interest in Common Elements of the Condominium, and the Votes in the Association of Unit Owners of the Condominium allocated to the Unit, pursuant to the Declaration;

TOGETHER WITH the rights to use the Limited Common Elements allocated to the Unit as described, specified, and allocated pursuant to the Declaration;

TOGETHER WITH an easement in common with the Owners of other units to use the Common Elements of the Condominium for purposes of Ingress and egress in accordance with the Declaration and the exclusive right and easement for the use, occupancy and enjoyment of the Unit;

TOGETHER WITH an easement, in common with all other Unit Owners to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements serving the Unit and located in any of the other units;

TOGETHER WITH an easement, to the extent necessary, for structural and subjacent support over every other unit and over the Common Elements;

TOGETHER WITH all other rights, easements, rights-of-way, interests; allocated interests, privileges and appurtenances as more particularly described, located, defined allocated, or referred to in the Declaration, the Plats and Plans, and the Bylaws described in the Declaration, all of which are incorporated herein by reference thereto;

SUBJECT ALSO TO the matters affecting title described in the Declaration and the Plats and Plans and the terms, conditions, covenant, agreements, easements and provisions of the Declaration and the Bylaws of the Condominium Association (the "Bylaws") as the same may be amended from time to time, which terms, conditions, covenants, agreements, easements and provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind the Grantee and any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein;

SUBJECT ALSO TO the obligation to pay assessments for the common expenses of the Condominium Association and other assessments levied or to be levied pursuant to the Declaration, the Bylaws and the Act.

SUBJECT ALSO TO an easement in common with the Owners of other units to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Elements serving the other units and located in the Units and to an easement for structural and lateral support in favor of every other unit.

Meaning and intending to convey, and hereby conveying, the premises described in a deed from Jordan J. Hartnett and Mary P. Hartnett to Mary C. Harris, dated July 1, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10843, Page 105.

Being the same premises conveyed by Mary C. Harris to Christopher R. Brigham and Cathy V. Brigham by deed dated June 1, 2001, and recorded in the Cumberland County Registry of Deeds in Book 16390, Page 44.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Cathy V. Brigham Family Living Trust, its heirs and assigns forever.

And We do covenant with the said Grantee, that We shall and will WARRANT and DEFEND the premises to the said Grantee, against the lawful claims and demands of all persons claiming by, through or under any instrument of law.

IN WITNESS WHEREOF, We, the said Christopher R. Brigham and Cathy V. Brigham, relinquish and convey all rights by descent and all other rights in the above described premises, and have hereunto set our hands and seals this 5th day of December, 2001.

Signed, Sealed and Delivered  
In the Presence Of

Barry J. Brown  
Witness

Christopher R. Brigham  
Christopher R. Brigham

Barry J. Brown  
Witness

Cathy V. Brigham  
Cathy V. Brigham

STATE OF MAINE  
County of Cumberland, ss.

Personally appeared before me this 5th day of December, 2001, the above named Christopher R. Brigham and Cathy V. Brigham and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Barry J. Brown  
Barry J. Brown Attorney-at-Law

RECEIVED  
RECORDED REGISTRY OF DEEDS  
2001 DEC 10 AM 10:24  
CUMBERLAND COUNTY  
John B. O'Brien

**QUITCLAIM DEED**

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under the Christopher R. Brigham Family Living Trust,  
dated December 5, 2001

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TOGETHER WITH an easement, to the extent necessary, for structural and subjacent support over every other unit and over the Common Elements;

TOGETHER WITH all other rights, easements, rights-of-way, interests; allocated interests, privileges and appurtenances as more particularly described, located, defined allocated, or referred to in the Declaration, the Plats and Plans, and the Bylaws described in the Declaration, all of which are incorporated herein by reference thereto;

SUBJECT ALSO TO the matters affecting title described in the Declaration and the Plats and Plans and the terms, conditions, covenant, agreements, easements and provisions of the Declaration and the Bylaws of the Condominium Association (the "Bylaws") as the same may be amended from time to time, which terms, conditions, covenants, agreements, easements and provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind the Grantee and any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein;

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Signed, Sealed and Delivered  
In the Presence Of

Barry J. Brown  
Witness

Christopher R. Brigham  
Christopher R. Brigham

Barry J. Brown  
Witness

Cathy V. Brigham  
Cathy V. Brigham

STATE OF MAINE  
County of Cumberland, ss.

Personally appeared before me this 5<sup>th</sup> day of December, 2001, the above named Christopher R. Brigham and Cathy V. Brigham and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Barry J. Brown  
Barry J. Brown/Attorney-at-Law

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