

## QUITCLAIM DEED

**Ruth V. Linscott** of Scarborough, County of Cumberland, and State of Maine, by and through her Co-Conservators, **James R. Linscott** and **Deborah M. Domini**, appointed on November 23, 2016 by Adjudication of Incapacity and Appointment of Guardian and Conservator of Incapacitated Person/Protected Person in the Cumberland County Probate Court Docket No. 2016-1153 (the Grantor herein), in consideration of one dollar (\$1.00) and other valuable considerations paid by **Ronald M. Linscott**, whose mailing address is 6 Arbor View Lane, Scarborough, ME 04074 (the Grantee herein), the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said **Ronald M. Linscott** his heirs and assigns forever, any and all interest to the land with the buildings thereon, situated at 6 Arbor View Lane, in the Town of Scarborough, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Scarborough, County of Cumberland and State of Maine and being LOT NO. 19 on Plan of Arbor Place by Richard A. Manthorne, RLS, recorded in the Cumberland County Registry of Deeds in Plan Book 192, Page 223, as revised December 30, 1992, said revised plan being recorded in the Cumberland County Registry of Deeds in Plan Book 193, Page 14 on January 14, 1993, and the amended plan, dated April 14, 1993, to which plans and the record thereof, reference to which is hereby made for a more particular description.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor and Grantee from Eider Investments, Inc. by deed dated July 7, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11528, Page 2.

This conveyance is subject to a Declaration of Covenants and Restrictions, dated September 16, 1992, recorded in said Registry of Deeds in Book 10284, Page 105, as amended by an Amendment to Declaration of Covenants and Restrictions, dated October 6, 1992, recorded in said Registry of Deeds in Book 10354, Page 20, as amended by a Second Amendment to Declaration of Covenants and Restrictions, dated December 31, 1992, recorded in said Registry of Deeds in Book 10550, Page 115.

This conveyance is also subject to all zoning, restrictions, easements and rights-of-way of record.

WITNESS my hand and seal this 6th day of the month of December, 2016.

Signed, Sealed and Delivered in the presence of

Witness:

[Signature]

[Signature]

Ruth V. Linscott by James Linscott  
co-conservator

Ruth V. Linscott, by James R. Linscott, Co-  
Conservator appointed November 23, 2016

Ruth V. Linscott by Deborah M. Domini  
Co-Conservator

Ruth V. Linscott, by Deborah M. Domini, Co-  
Conservator appointed November 23, 2016

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

December 6, 2016

Then personally appeared the above-named **James R. Linscott** and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

SEAL

[Signature]  
Notary Public/Attorney at Law

(Typed or Printed Name) **JEANNIE M. THOMASON**  
NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_ MAINE  
My Commission Expires February 4, 2018

STATE OF FLORIDA  
COUNTY OF Hillsborough, ss.

December 12, 2016

Then personally appeared the above-named **Deborah M. Domini** and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

SEAL

[Signature]  
Notary Public  
RJ Meguar

(Typed or Printed Name)  
My Commission expires: \_\_\_\_\_

NOTARY PUBLIC  
STATE OF FLORIDA  
R. J. MEGUIAR  
MY COMMISSION # FF 060472  
EXPIRES: October 18, 2017  
Bonded Thru Budget Notary Services