

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, NANCY H. LOMBARD, whose mailing address is 14 Dudley Avenue, Branford, Connecticut 06405 (hereinafter called "Grantor"), in consideration of One Dollar (\$1.00) paid, grants to A. HOWARD LOMBARD whose mailing address is 1 East Grand Avenue, Unit 304, Old Orchard Beach, Maine 04064, (hereinafter called "Grantee"), with QUITCLAIM COVENANTS all of her right, title, and interest, in and to the following described parcel of real estate:

A certain lot or parcel of land together with the buildings and improvements thereon in Old Orchard Beach, County of York, State of Maine, being bounded and described as follows:

Condominium Unit #304 as shown on the Plat and Plans of Grand Victorian Hotel Condominium duly recorded in the York Registry in Condo File 626, Pages 2 through 14, as amended by Plat and Plans recorded in said Registry in Condo File 626, Pages 15 through 27, together with said Units' Percentage Interests in the common areas of the condominium, all as described in the Declaration of Grand Victorian Hotel Condominium dated April 27, 2006, recorded in the York County Registry of Deeds in Book 14822, Page 608, as amended through the date hereof.

The above described Unit is also conveyed with the exclusive right to the use of the Limited Common Elements appurtenant to the said Unit as set forth in the said Declaration and shown on the said Plats and Plans, and is also conveyed subject to, or with the benefit of, the rights, restrictions, covenants, easements, and all other conditions as more particularly described in the above-noted Plats and Plans and Declaration of Grand Victorian Hotel Condominium, as the same may be amended from time to time.

Being the same premises described in deed of Grand Victorian, LLC to A. Howard Lombard and Nancy H. Lombard, dated March 26, 2007 and recorded in the York County Registry of Deeds, Book 15108, Page 548.

NO R.E. TRANSFER TAX PAID

Witness my hand and seal this 6th day of May, 2010.

Cynthia Corri
Witness *Cynthia Corri*

Nancy H. Lombard
Nancy H. Lombard

STATE OF CONNECTICUT
New Haven ss. Branford

Date: 5/6/2010

Then personally appeared the above named Nancy H. Lombard and acknowledged the foregoing instrument to be her free act and deed before me.

Marianne Kelly
Notary Public/Attorney at Law
Spell Name:
My Commission Ends:

SEAL

MARIANNE KELLY
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 12-31-2012

Neal Weinstein
PO Box 660
Old Me 04064