

DLN: 1002340231794
QUITCLAIM DEED

Zachary Binx f/k/a Zachary Wayne Evans of Southwest Harbor, Hancock County, Maine, for consideration paid, grants to Justin Tyler Snyder of Southwest Harbor, Hancock County, Maine (whose mailing address is 182 Clark Point Road, Southwest Harbor, ME 04679) with ~~Quitclaim~~ *Quitclaim* Covenant the following described real estate:

See "Exhibit A" Attached

For grantors source of title, reference may be had to a deed from Frank A. Miller to the grantor herein, dated September 5, 2019, recorded in Hancock Registry of Deeds, Book 7002, Page 625.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 11th day of April, 2023.

WITNESS:

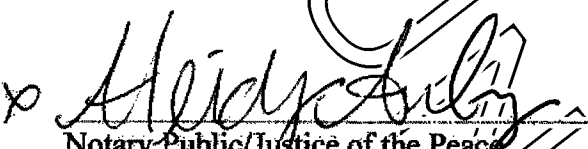

Zachary Binx

STATE OF Washington
Benton County, Benton, ss

April 11th, 2023

Then personally appeared the above-named Zachary Binx and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Justice of the Peace

Commission Expiration: May 15, 2024

File No.: 2023-920

HEIDY AMBRIZ
Notary Public
State of Washington
Commission # 22016282
My Comm. Expires May 15, 2024

File No: 2023-920

“Exhibit A”

Real estate and improvements depicted as Unit 208 in Great Harbor Estates Condominium, located in the Town of Southwest Harbor, County of Hancock and State of Maine, the Declaration of Condominium of which is dated November 7, 2007 and recorded in the Hancock County Registry of Deeds in Book 4893, Page 71 (the "Declaration"), as shown on a plan entitled "Horizontal Unit Boundaries," "First Floor Vertical Unit Boundaries," "Second Floor Vertical Unit Boundaries" and "Condominium Plat Great Harbor Condominiums" East Ridge Road, Southwest Harbor, Maine, by Plisga & Day Land Surveyors which Plans are recorded in the Hancock County Registry of Deeds in File 37, Nos. 53-56 (collectively, the "Plan"), which Declaration was made pursuant to the Maine Condominium Act of the State of Maine, Chapter 31 of Title 33 of the Maine Revised Statutes of 1964, as amended, together with the allocated interest in and the use of the Common Elements and certain Limited Common Elements, respectively, appurtenant to said Unit as more fully described in said Declaration, as amended from time to time, the schedules annexed thereto, and the plats and floor plans to which reference is hereby made.

This conveyance is specifically made subject to and with the benefit of the terms, provisions, rights and easements set forth and referred to in the Maine Condominium Act and Declaration, as amended, including without limitation, the Plan, and the Bylaws and Rules and Regulations of the Great Harbor Estates Condominium Unit Owners Association.

The above premises is conveyed subject to all restrictions, easements and matters shown on the Plan or existing on the face of the earth.

COUNTY