



OR BK 6834 PGS 309 - 310  
INSTR # 2017015220  
HANCOCK COUNTY, ME

09/28/2017 03:10:58 PM  
JULIE A. CURTIS  
REGISTER OF DEEDS

## WARRANTY DEED

**JANVIER C. YOUNG** of Washington, District of Columbia, and a mailing address of 4301 Massachusetts Avenue, NW, #5012, Washington, DC 20016, for consideration paid, grants to **APRIL KARAN**, having a mailing address of P.O. Box 142, Bass Harbor, Maine 04653

with **WARRANTY COVENANTS**:

The real property situated in Southwest Harbor, Hancock County Maine, bounded and described as follows:

Unit No. 206 in Great Harbor Estates Condominium, located in the Town of Southwest Harbor, County of Hancock and State of Maine, the Declaration 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 plans 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.

MAINE REAL ESTATE  
TRANSFER TAX PAID

Being a portion of the premises described in the deed from the United States of America to Emery Commons, LLC dated April 2, 2004, recorded in Book 3886, Page 100 of the Hancock County Registry of Deeds.

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

For Grantor's source of title, reference may be made to a deed from Emery Commons, LLC to Janvier C. Young, dated September 5, 2008 and recorded in the Hancock County Registry of Deeds in Book 5057, Page 189.

Witness the hand of Janvier C. Young, this 26<sup>th</sup> day of September, 2017.

Claudia E. Warner  
Witness  
Claudia E. Warner

Janvier C. Young  
Janvier C. Young

DISTRICT OF COLUMBIA

Personally appeared, Janvier C. Young, and acknowledged before me the foregoing instrument to be her free act and deed,

Charlie Eliza Turner  
Notary Public

Charlie Eliza Turner  
Print or type name as signed  
My commission expires:

November 30, 2020

