RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
Richard J. Abbondanza, Esq.
Hopkinson & Abbondanza, P.A.
6 City Center, Suite 400
Portland, ME 04101

DLN: 1002140128698

TRUSTEES' DEED

THIS INDENTURE WITNESSETH, that **KATHARINE D. NELSON, sole Trustee, under the JOHN A. NELSON LIVING TRUST dated August 12, 1998, and any amendments thereto,** ("Grantor") of South Freeport, County of Cumberland, in the State of Maine, by virtue of her authority thereunder, for valuable consideration, the receipt of which consideration is hereby acknowledged, does hereby release unto **KATHARINE D. NELSON, sole Trustee, or her successors in trust, under the JOHN A. NELSON FAMILY TRUST dated August 12, 1998,** (the "Grantee") of South Freeport, County of Cumberland, in the State of Maine, its heirs and assigns forever certain real estate located in Freeport, County of Cumberland, in the State of Maine, described as follows:

See Exhibit A attached hereto and made a part of

This conveyance is subject to all restrictions, easements and encumbrances of record.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 27 day of Oct., 2020.

Grantor: Katharine D Nelson
KATHARINE D. NELSON, sole Trustee, under the JOHN A. NELSON LIVING TRUST dated August 12, 1998

STATE OF MAINE)
) SS:
COUNTY OF Cumberland)

Before me, a Notary Public in and for said County and State, personally appeared KATHARINE D. NELSON, who acknowledged execution of the foregoing Trustees' Deed to be her free act and deed in her said capacity.

WITNESS my hand and notarial seal this 27th day of October, 2020.

Robin S. Doak
, Notary Public
My Commission Expires: 9/18/27

ROBIN S. DOAK
Notary Public, State of Maine
My Commission Expires 9/18/27

DOC :2943 BK:37689 PG:271
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
01/13/2021, 01:17:59P
Register of Deeds Nancy A. Lane E-RECORDED

EXHIBIT A
(4 Roland Kimball Rd)

Unit No. Two (2) of the Residences at Harraseeket II situated in the Town of Freeport, County of Cumberland and State of Maine, as shown o survey entitled "Site Plan – The Residences at Harraseeket II," surveyed by R.P. Titcomb Associates, recorded in the Cumberland County Registry of Deeds in and as shown on floor plans entitled "The Residences at Harraseeket II," Freeport, Maine, by R.P. Titcomb Associates, recorded in said Registry of Deeds in Plan Book 179, Page 39, being condominium unit(s) subject to and with the benefit if The Residences at Harraseeket II Declaration establishing The Residences at Harraseeket II – A Condominium, dated January 9, 1989, recorded in the Cumberland County Registry of Deeds in Book8788, Page 228, which Declaration has been made pursuant to the Maine Condominium Act; including within this conveyance the fractional interest in condominium or common areas and facilities and the use of certain condominium limited common areas and facilities appurtenant to the unit(s) herein conveyed as more fully described in said Declaration, and said surveys and floor plans to which reference is made therein; this conveyance is made subject to, but with the benefit of, the terms, provisions and easements set forth or referred to in said Maine Condominium Act, Declaration, survey, floor plans, and the By-laws of The Residences at Harraseeket II Owners Association, the incorporated association formed to manage the condominium property of which the premises described herein are a part; this conveyance is also made subject to the easements and other matters affecting title set forth or referred to in said Declaration, as amended and restated.

The fraction of undivided interest appertaining to said unit(s) in the condominium common areas and facilities is one-half (½).

Meaning and intending to convey the same premises as conveyed by Warranty Deed dated September 18, 1998, to John A. Nelson and Katharine D. Nelson Trustees of the John A. Nelson Living Trust dated August 12, 1998, and any amendments thereto, from John A. Nelson and Katharine D. Nelson, and recorded in the Cumberland County Registry of Deeds in Book 14173, Page 342, on September 25, 1998.