

MAINE REAL ESTATE TAX-Paid

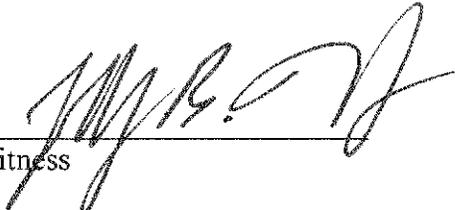
**QUITCLAIM DEED WITH COVENANT**  
**Maine Statutory Short Form**  
**DLN 2439006**

**KNOW ALL PERSONS BY THESE PRESENTS, THAT KRISTA Y. IRMISCHER**, whose address is 218 Washington Avenue, Unit 202, Washington Condominiums, Portland, Maine 04101, for consideration paid, grants to **218-220 WASHINGTON AVENUE LLC**, a Maine limited liability company with an address of 199 Elderberry Drive, South Portland, Maine 04106, with Quitclaim Covenant, the property located at or near 218 Washington Avenue, Portland, Maine, bounded and described as follows.

**SEE EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN.**

**IN WITNESS WHEREOF**, Krista Y. Irmischer has caused this instrument to be signed and sealed this 21<sup>st</sup> day of February, 2025.

**SIGNED, SEALED AND DELIVERED**  
**In presence of**

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Krista Y. Irmischer

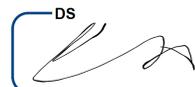
STATE OF MAINE  
COUNTY OF CUMBERLAND

Feb 21, 2025

Then personally appeared the above-named Krista Y. Irmischer and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary public / Attorney at Law  
Printed Name: Jerry B. Hedd  
Commission Expires:  
Bar No: 008965



**EXHIBIT A**

**Unit #202** in 218 Washington Condominiums located in the City of Portland, County of Cumberland and State of Maine established under the Declaration of 218 Washington Condominiums dated September 14, 2023 and recorded in the Cumberland County Registry of Deeds at Book 40388, Page 32 (the "Declaration"), and as shown on the Condominium Plat of 218 Washington Condominiums made for 218-220 Washington Avenue LLC prepared by Sebago Technics, Inc. and recorded on September 28, 2023 in the Cumberland County Registry of Deeds in Plan Book 223, Page 310 (the "Plat"), and as shown on the condominium floor plans titled "Condominium Floor Plans for 218 Washington Condominiums," sheets # 1 of 4, 2 of 4, and 3 of 4, prepared by Archetype Architects, signed and sealed by William Kenneth Hopkins and recorded in said Registry of Deeds in Plan Book 223, Pages 311 through Pages 313, and titled "Condominium Sections/Elevations Plan for 218 Washington Condominiums," sheets # 4 of 4, signed and sealed by William Kenneth Hopkins and recorded in said Registry of Deeds in Plan Book 223, Page 314 (collectively the "Plan").

Said unit is conveyed to Grantee together with:

1. Its allocated undivided percentage interest in the Common Elements of the Condominium as set forth in the Declaration.
2. The exclusive appurtenant right to use Limited Common Element parking space 41 (LCE-P-41), the Limited Common Element Electric Vehicle (EV) charging station appurtenant to LCE-P-41, the Limited Common Element Storage Locker #12, and the Limited Common Element deck appurtenant Unit 202, all as shown on the Plat and Plans, subject to the restrictions and conditions in the Declaration and under the Maine Condominium Act.
3. All rights and easements as described in the Declaration.

Said Unit is conveyed to Grantee subject to:

1. All easements, covenants, obligations and conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration.
2. The provisions of the Declaration and the Plat and Plans as the same may be amended or modified from time to time, which provisions, together with any amendments or modifications thereon, shall constitute covenants running with the land and shall bind any person or entity having at any time any interest or estate in the Unit.
3. Any and all local, state or federal land use and zoning permits, approvals, orders or regulations affecting 218 Washington Condominiums.
4. Grantor's reserved development rights and special declarant rights under the Declaration.
5. All easements, covenants, restrictions and agreements of record as of the date hereof the extent applicable and in effect, and real estate taxes not yet due and payable.

DS  
