

DLN: 1002340247628

WARRANTY DEED
[Unit 5, Simplicity Court Condominium]

KNOW ALL PERSONS BY THESE PRESENTS, that, **SIMPLICITY COURT LLC**, a Maine limited liability company with a principal place of business at 6 Washington Avenue, Scarborough, Maine 04074, and mailing address of P.O. Box 485, Scarborough, Maine 04070, for consideration paid, grants to **BRENDA J. RUSSO** and **TIMOTHY A. NAPOLITANO**, individuals whose mailing address is 5 Applewood Circle, South Portland, ME 04106, with **WARRANTY COVENANTS**, as Joint Tenants, certain real estate located in the Town of Scarborough, County of Cumberland and State of Maine, being more particularly described as follows:

Unit 5 of Simplicity Court Condominium located in the Town of Scarborough, County of Cumberland and State of Maine, established under the Declaration of Simplicity Court Condominium, dated June 16, 2023, and recorded in the Cumberland County Registry of Deeds in Book 40201, Page 74 (the "Declaration"), and as shown on the "Condominium Plat, Simplicity Court Condominiums, Town Center Residential District, Scarborough Downs Road, Scarborough, Maine" prepared by Owen Haskell, Inc., dated June 15, 2023, and recorded in the Cumberland County Registry of Deeds in Plan Book 223, Page 179 (the "Plat"). Said Unit is conveyed together with an undivided interest in the Common Elements of the Condominium, and in the Limited Common Elements appurtenant thereto.

Said Unit is conveyed subject to and together with the benefit of the terms, provisions, rights and easements set forth or referred to in the Maine Condominium Act, the Declaration, as amended, the Plat, and the Bylaws, and Rules and Regulations, of Simplicity Court Condominium Association. Subject to the obligation to pay a proportionate share of current real estate taxes not yet due and payable.

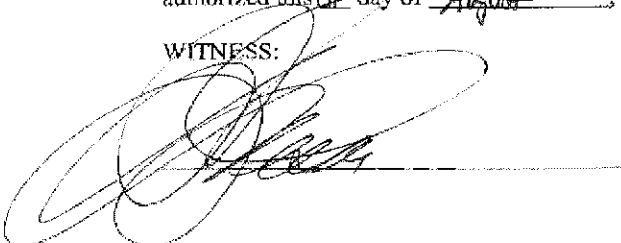
Being a portion of the premises conveyed to Simplicity Court LLC by Warranty Deed from Crossroads Holdings LLC, dated January 17, 2023 and recorded in the Cumberland County Registry of Deeds in Book 39952, Page 307.

[SIGNATURE PAGE TO FOLLOW]

MAINE REAL ESTATE TAX-PAID

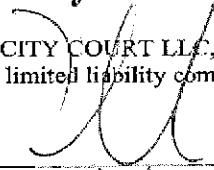
IN WITNESS WHEREOF, Simplicity Court LLC, has caused this instrument to be signed and sealed in its company name by Nicholas J. Ufford its Attorney, thereunto duly authorized this 31st day of August, 2023.

WITNESS:



SIMPLICITY COURT LLC,
a Maine limited liability company

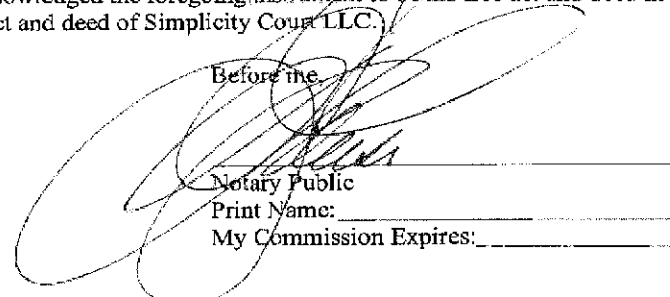
By:


Name: Nicholas J. Ufford
Title: authorized Attorney

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Then personally appeared the above-named Nicholas J. Ufford of Simplicity Court LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Simplicity Court LLC.

Before me



Notary Public

Print Name: _____

My Commission Expires: _____

DEBRA J. LAUSIER
Notary Public, Maine
My Commission Expires: January 12, 2024