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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That **FSD ASSOCIATES, INC.**, A Maine corporation organized and existing under the laws of the State of Maine and having its principal place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE ($1.00) DOLLAR and other valuable considerations paid by **RICHARD C. COOKE and AUDREY L. COOKE** of North Belgrade, County of Kennebec and State of Maine, whose mailing address is Horse Point Road, North Belgrade, Maine, the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey** unto the said **RICHARD C. COOKE and AUDREY L. COOKE** as joint tenants and not as tenants in common, their heirs and assigns forever,

THE UNIT known and designated as Unit #10 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed on September 9, 1986 in the Kennebec County Registry of Deeds in Plan File #E-86179. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986 and is recorded in said Registry of Deeds in Book 2919, Page 320, as amended by Amendments dated June 30, 1986 and September 4, 1986 and recorded in said Registry in Book 2996, Page 275, and Book 3018, Page 195, respectively, which is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181 and E-86182.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said **RICHARD C. COOKE and AUDREY L. COOKE** as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND it does **covenant** with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, **except as aforesaid**, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it, the said **FSD ASSOCIATES, INC.**, has caused this instrument to be sealed and signed in its corporate name by ROBERT NARDI, President, thereunto duly authorized, this 1st day of October, 1986.

Signed, Sealed and Delivered in the presence of

FSD ASSOCIATES, INC.

SEAL

By Robert Nardi
Robert Nardi
Its Presidents

STATE OF MAINE, COUNTY OF KENNEBEC ss. October 1, 1986

Personally appeared the above named Robert Nardi, President of said FSD ASSOCIATES, INC., as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

JOHN E. NALE
Maine Attorney At Law

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