41-90-12

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WARRANTY DEED

29978

NO TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS

THAT, DOCTORS OFFICE BUILDING, INC., a Maine Corporation with its principal place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR ($1.00) and other valuable consideration paid by PCE Realty, a Maine Partnership, located in Waterville, County of Kennebec and State of Maine, and whose mailing address is c/o Medical Imaging Associates, P.O. Box 766, Waterville, Maine, 04901, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said PCE Realty, its successors and assigns forever:

THE UNIT known and designated as Unit 12 in DOCTORS OFFICE BUILDING CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as more fully described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said PCE Realty, its successors and assigns, to its own use and behoof forever.

AND it does COVENANT with the said Grantee, as aforesaid, that it is lawfully seized in fee of the premises, that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said DOCTORS OFFICE BUILDING, INC. has caused this instrument to be signed in its name and behalf by Leander A. Guite, Jr., M.D., its President, thereunto

41-90-12

duly authorized, this 23rd day of December, in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered in the presence of

William P. Dubord

DOCTORS OFFICE BUILDING, INC.

BY _____
Leander A. Guite, Jr., M.D.
Its President

STATE OF MAINE,
KENNEBEC, SS.

DATE: December 23, 1986

Personally appeared the above named Leander A. Guite, Jr., M.D., President of said DOCTORS OFFICE BUILDING, INC., and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Corporation.

Before me,

William P. Dubord
Notary Public
Print Name William P. Dubord

SEAL

41-90-12

EXHIBIT A

WARRANTY DEED
FROM DOCTORS OFFICE BUILDING, INC. TO
PCE REALTY

THE UNIT known and designated as Unit 12 in DOCTORS OFFICE BUILDING CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat and Plans by K&K Land Surveyors, Inc. and A.E. Hodsdon Engineers entitled "DOCTORS OFFICE BUILDING CONDOMINIUM", and filed in Kennebec County Registry of Deeds, in File #E86252, #E86253, #E86254, #E86255, and #E86256. Specific reference is made to the Doctors Office Building Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine as amended, Title 33, Chapter 31, which Declaration is dated December 18, 1986 and recorded in said Registry of Deeds, Book 3076, Page 224, and the same is incorporated by reference herein. The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

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.

SUBJECT, HOWEVER, to Mortgages given by DOCTORS OFFICE BUILDING, INC. to Peoples Heritage Savings Bank (successor to Waterville Savings Bank and Heritage Savings Bank) which Mortgages are dated April 30, 1969 and January 24, 1973 and recorded in Kennebec County Registry of Deeds in Book 1492, Page 328 and Book 1612, Page 69, respectively, with an aggregate present outstanding balance of approximately $42,500 which Mortgages the Grantee(s) assume and agree to pay a 9.85% share to be made as a monthly supplement to the DOCTORS OFFICE BUILDING CONDOMINIUM assessments.

RECEIVED KENNEBEC SS.
1986 DEC 30 AM 9:00
RECORDED FROM ORIGINAL