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WARRANTY DEED

FSD ASSOCIATES, INC, a Corporation organized and existing under the laws of the State of Maine and having a place of business at c/o ERA Dirigo, 237 Main Street, Waterville in the County of Kennebec and State of Maine , for consideration paid, grant to **MILES P. FRYE** of 8 Bartlett Street, Waterville, Kennebec County, Maine, 04901, with **warranty covenants**, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

THE UNIT known and designated as Unit #6 in RIDGEWOOD WEST CONDOMINIUMS located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Melvin Beck, Professional Engineer, entitled "Ridgewood West Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87232. Specific reference is made to the RIDGEWOOD WEST CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 3, 1987 and is recorded in said Registry of Deeds in Book 3280, Page 162, with Amendment to this Declaration dated March 4, 1988 and recorded in Book 3321, Page 187 and the same 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-87233 through #E-87236.

TRANSFER TAX PAID

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.

In Witness whereof, the said **FSD ASSOCIATES, INC.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by **ROBERT NARDI**, its **PRESIDENT** thereunto duly authorized, this 22nd day of the month of April , 1988.

Dated:

22 April 1988

FSD ASSOCIATES, INC.
(Corporate Name)
By Robert Nardi
Robert Nardi
Its President

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: 22 April , 1988

SEAL

Personally appeared the above named ROBERT NARDI ,PRESIDENT of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me, Marg Hayes
Notary Public
(Printed Name:)

My Commission Expires

SEAL

MARGI HAYES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 21 1993

RECEIVED KENNEBEC SS.

1988 APR 25 AM 9:00

ATTEST: REGISTER OF DEEDS