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TRANSFER TAX PAID

WARRANTY DEED

010539

FSD ASSOCIATES, INC. a corporation organized and existing under the laws of the State of Maine and located at 237 Main Street, Waterville, Maine 04901 for consideration paid, grants to **SUSAN S. MOTLEY** of Bangor, County of Penobscot and State of Maine with **WARRANTY COVENANTS** the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The unit known as Unit #11 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominium" and filed in the Kennebec County Registry of Deeds in Plan File #E-87017 as supplemented by the plat filed in Plan File #E-88071. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Delcaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987 and recorded in said Registry in Book 3207, Page 112, and as amended by Amendment dated April 19, 1988 and recorded in said Registry in Book 3334, Page 262 and the same is incorporate 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 Delcaration and are recorded in said Registry in Plan Files #E-87018, E87019 and E-87020 as supplemented in #E-88072, #E-88073, #E-88074, and #E-88075.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit and 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.

WITNESS my hand and seal this 1st day of June, 1988.

witness

witness

FSD Associates, Inc., by

Robert Nardi

ROBERT NARDI, its PRESIDENT

SEAL

32-65-11

THE STATE OF MAINE
Kennebec, ss.

June 1, 1988

Then personally appeared the above named ROBERT NARDI as President of FSD Associates, Inc. and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of FSD Associates, Inc.

Before me,

Notary Public
DAVID R. WHITTIER, ESQ.

SEAL

MY COMMISSION EXPIRES AUGUST 31, 1993
DAVID R. WHITTIER

RECEIVED KENNEBEC SS.
1988 JUN -6 AM 9:00
ATTEST: REGISTER OF DEEDS