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RE TRANS
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WARRANTY DEED

TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

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THAT J. J. DEVELOPMENT CORP., a corporation duly organized under the laws of the State of Maine 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 MARY C. ROY and GERALD E. ROY, husband and wife as joint tenants and not as tenants in common, whose mailing address is P.O. Box 673, Waterville, Maine 04901, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain sell and convey unto the said MARY C. ROY and GERALD E. ROY, their heirs and assigns forever:

Being Unit #15 in Lincoln Woods Condominium located in Waterville, County of Kennebec and State of Maine, together with .0625 of the undivided interest appertaining to said Unit #15 in the common area and facility of said Lincoln Woods Condominium all as more fully set forth in the Declaration of Condominium dated December 6, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 259 and First Amendment thereto dated March 14, 1989 and recorded in said Registry of Deeds in Book 3516, Page 98, and Second Amendment thereto dated May 30, 1989 and recorded in said Registry of Deeds in Book 3558, Page 143, and Third Amendment thereto dated April 25, 1990 and recorded in said Registry of Deeds in Book 3721, Page 182. Said Declaration, First Amendment, Second Amendment and Third Amendment together with the schedules and exhibits thereto are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Lincoln Woods Condominium entitled "Plan of Property of J. J. Development Corp., Lincoln Woods, A Condominium" dated October 12, 1988 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium File Nos. E-88279 through E-88281 inclusive and C-88282 through C-88288 inclusive and amended plans E-89064 and C-89065 through C-89071 inclusive, E-89163, and E-90093. Said survey and plans being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on the aforementioned Plans, the within Grantees, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Lincoln Woods, A Condominium.

Being the same premises conveyed to J. J. DEVELOPMENT CORP. by Warranty Deed of UNION/FRONT CORP. dated June 9, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3362, Page 53.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said MARY C. ROY and GERALD E. ROY, their heirs and assigns, to them and their use and behoof forever.

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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; that it has good right to sell and convey 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 MARY C. and GERALD E. ROY, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said David Lovejoy, in his capacity as Vice President of J. J. Development Corp., has hereto set his hand and seal this 21ST day of May, 1990.

Signed, Sealed and Delivered in presence of

J. J. DEVELOPMENT CORP.

By David V. Lovejoy VP
David Lovejoy
Its Vice President

STATE OF MAINE
County of Kennebec

May 21, 1990

Personally appeared the above-named David Lovejoy, in his capacity as Vice President of J. J. DEVELOPMENT CORP., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation. Before me,

Notary Public/Attorney at Law

Mark J. Hale
MAINE ATTORNEY AT LAW

RECEIVED KENNEBEC SS.
1990 MAY 22 AM 9:00
ATTEST: [illegible]