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RE TRANS
TO
PRC
OF
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PFC

WARRANTY DEED
Statutory Short Form
022289

We, **JOSEPH M. DONATO** of Waterville, County of Kennebec and State of Maine, and **JOHN P. DONATO** of Houlton, County of Aroostook and State of Maine, whose mailing address is c/o Joseph M. Donato, 6 Westview Street, Waterville, Maine 04901, for consideration paid, grant to **THERESA L. MORRISSEAU** of Fairfield, County of Somerset and State of Maine, whose mailing address is 74 High Street, Fairfield, Maine 04937, with **Warranty Covenants**, all our right, title and interest in the land situate in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

TRANSFER TAX PAID

THE UNIT known as Unit 13 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 Condominiums" 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 Declaration 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 by Amendment dated April 19, 1988 and recorded in said Registry in Book 3334, Page 262 and the same are incorporated by reference herein. The aforesaid Plats are 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-87018, E-87019 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 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.

BEING all and the same premises acquired by Joseph M. Donato and John P. Donato by Warranty Deed from John B. Donato dated August 16, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3789, Page 182.

WITNESS my hand and seal this 28th day of September, 1990.

Signed, Sealed and Delivered
in the presence of:

H. Bonnie Brown

to both

Joseph M. Donato
Joseph M. Donato

John P Donato
John P. Donato

STATE OF MAINE
COUNTY OF ~~KENNEBEC~~ Somerset

Dated: Sept. 26, 1990

Then personally appeared the above named **JOSEPH M. DONATO** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

H. Bonnie Brown
Notary Public
Print Name H. BONNIE BROWN
My Commission Expires

H. BONNIE BROWN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 8, 1990

RECEIVED KENNEBEC CO.
1990 OCT -3 AM 9:00
ATTEST: REGISTER OF DEEDS