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TRANSFER TAX PAID

WARRANTY DEED
Statutory Short Form
027382

We, **H. Alan Hume M.D. and Dorothy C. Hume** of Sidney, Kennebec County, State of Maine, for consideration paid, grant to **The Episcopal Academy**, a Pennsylvania not-for-profit corporation, of Merion, Montgomery County, State of Pennsylvania, whose mailing address is 376 North Latches Lane, Merion, Pennsylvania 19066, with **Warranty Covenants**, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

THE UNIT known and designated as Unit E & F in KMD Associates Medical Office Condominium located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat and Plans by Stephen Blatt Associates/Architects entitled "KMD ASSOCIATES MEDICAL OFFICE CONDOMINIUM", and filed in Kennebec County Registry of Deeds, in File #E83101, #E83102, #E83103 and #E83104. Specific reference is made to the KMD Associates Medical Office 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 September 30, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2620, Page 2 and amended by Amendment dated May 21, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2952, Page 244 and the same is incorporated by reference herein (hereinafter called the "Declaration"). The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

SAID unit is conveyed together with:

1. An undivided 21.25% percent interest in the common elements of the condominium described in the Declaration attributable to the unit as stated in Exhibit B of the Declaration.

2. An exclusive right to use the limited common areas, if any, appurtenant to the unit as specified in the Declaration, and shown on said plat and plans.

3. An easement for the continuance of all encroachments by the unit on any adjoining units or common elements existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements made by or with the consent of the Board of Directors of the KMD Associates Medical Office Condominium Association.

4. An easement in common with other unit owners to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements located in any of the other units or elsewhere on the property and serving the unit.

5. All rights and easements in common with other unit owners as described in the Declaration , including the description of property attached as Exhibit A to the Declaration.

SAID unit is conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations, and encumbrances contained in or referred to in the Declaration, including, but not limited to, those contained in the description of property attached as Exhibit A to the Declaration.

2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the unit, now existing as a result of construction of the building, or which may come into existence hereafter as a result of repair or restoration of the building or of any adjoining unit or of the common areas and

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facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the KMD Association Medical Office Condominium Association.

3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the unit or elsewhere on the property and serving such other units.

4. Exclusive rights in favor of the owner of any unit to use the limited common areas, if any, appurtenant to such unit.

5. The provisions of the Declaration and Exhibits thereto, as the same may be amended or modified from time to time by instrument recorded or filed in the Kennebec County Registry of Deeds and the By-Laws of the Unit Owners Association, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, as if those provisions were recited and stipulated at length herein.

BEING all and the same premises acquired by H. Alan Hume M.D. and Dorothy C. Hume by Warranty Deed from KMD Associates dated October 19, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2623, Page 127.

SUBJECT, however, to a Mortgage given by the Grantors to Heritage Savings Bank (now Peoples Heritage Savings Bank) dated October 19, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2623, Page 131.

WITNESS our hands and seals this 30th day of November, 1990.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord — H. Alan Hume M.D.

William P. Dubord — Dorothy C. Hume

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: NOVEMBER 30, 1990

Then personally appeared the above named **H. Alan Hume M.D. and Dorothy C. Hume** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

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

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission Expires 6/26/94

RECEIVED KENNEBEC SS.
1990 DEC -5 AM 9:00
ATTEST: [illegible]
REGISTER OF DEEDS