41-92-7

11-10

NO TRANSFER TAX PAID

QUIT-CLAIM WITH COVENANT DEED

047171

KNOW ALL MEN BY THESE PRESENTS, that I, WILLIAM H. DIEHL, JR., of China in the County of Kennebec and State of Maine, in consideration of one dollar ($1.00) and other valuable consideration, paid by WILLIAM H. DIEHL, JR. and JOHNNA H. DIEHL, whose mailing address is Box 1, China, Maine, 04926, the receipt whereof I do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY unto the said William H. Diehl, Jr. and Johnna H. Diehl, as tenants in common, their heirs and assigns forever, the following described premises:

The real estate located in Waterville, County of Kennebec and State of Maine, as more particularly described in Exhibit A attached hereto and hereby made a part hereof.

Being the same premises conveyed by warranty deed of D.C. Condominium Partnership to William H. Diehl, Jr., M.D. dated April 29, 1988, and recorded in the Kennebec County Registry of Deeds, Book 3340, Page 348.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said William H. Diehl, Jr. and Johnna H. Diehl, as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said grantees, their heirs and assigns, that I shall and will WARRANT AND DEFEND the same to the said William H. Diehl, Jr. and Johnna H. Diehl, as tenants in common, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said William H. Diehl, Jr., have hereunto set my hand this 29 day of December, in the year of our Lord one thousand nine hundred and ninety-three.

SIGNED, SEALED AND DELIVERED
in the presence of

Warren E. Wheeler Jr.

to both

William H. Diehl, Jr.

Johnna H. Diehl

Johnna H. Diehl

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STATE OF MAINE
KENNEBEC, ss.

December 27, 1993

Then personally appeared the above named William H. Diehl, Jr. and acknowledged the above instrument to be his free act and deed.

Before me,

Mary L. Pratt
Notary Public

Mary L. Pratt
Typed or Printed Name of
Notary Public

1859/AUG

RECEIVED RECORDED
AUG 10, 1993

SEAL

41-92-7

EXHIBIT A

THE UNIT known and designated as Unit H 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 said Registry of Deeds, Book 2620, Page 2, 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 11.45 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.

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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 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 Associates 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.

RECEIVED KENNEBEC SS.
93 DEC 30 AM 11:57
ATTEST: [signature] REGISTER OF DEEDS