TRANSFER TAX PAID

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WARRANTY DEED

Know All Men By These Presents
032745

That we, **Dennis R. McCann Jr. and Linda F. McCann,** of Winslow, County of Kennebec and State of Maine, in consideration of ONE DOLLAR ($1.00) and other valuable consideration paid by **Gary D. Schwartzberg, M.S., CCC-A,** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 325-D Kennedy Memorial Drive, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Gary D. Schwartzberg, his heirs and assigns forever, certain premises in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

THE UNIT known and designated as Unit B 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 7.54% 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 facilities after damage or destruction by fire or other

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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 the same premises acquired by Dennis R. McCann Jr. and Linda F. McCann by Warranty Deed from Arline C. Poulin dated November 27, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3657, Page 266.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Gary D. Schwartzberg, M.S., CCC-A, his heirs and assigns, to him and his use and behoof forever.

AND we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Dennis R. McCann, Jr. and Linda F. McCann have hereunto set our hands and seals this 19th day of December, 1997.

Signed, Sealed and Delivered
in the presence of

X Witness

X Witness

X Dennis R. McCann, Jr.

X Linda F. McCann

STATE OF MAINE
County of Kennebec, ss.

Dated: December 19, 1997.

Personally appeared before me on the day and year aforesaid the above-named, Dennis R. McCann, Jr. and Linda F. McCann, and acknowledged that the foregoing instrument to be their free act and deed.

Before me,

X Notary Public

SEAL

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000

RECEIVED KENNEBEC SS.
97 DEC 22 AM 9:00
ATTEST: REGISTER OF DEEDS