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NO TRANSFER
TAX PAID

WARRANTY DEED

027135

JOHN A. MCDONALD AND GAYLE T. MCDONALD, of Winslow, County of Kennebec, State of Maine, for consideration paid, grant to **GAYLE T. MCDONALD AND JOHN A MCDONALD AS TRUSTEES OF THE GAYLE T. MCDONALD REVOCABLE TRUST** dated June 17, 1993, of Winslow, County of Kennebec, State of Maine, with Warranty Covenants a certain lot or parcel of land together with any buildings or improvements thereon in Waterville, County of Kennebec, State of Maine, described as follows:

Unit 1, (known as #221) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interest appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

INCLUDING all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s);

These premises are subject to:

a. Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines.
b. Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.
c. The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominium shall be permitted and rental of residential units shall not be deemed commercial use.
d. The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner or Unit Owners Association approval for the

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construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.

e. Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60') foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Meaning and intending to convey the same premises conveyed from FSD Associates, Inc. to John A. McDonald and Gayle T. McDonald by deed dated March 19, 1991, and recorded March 19, 1991, in the Kennebec County Registry of Deeds in Book 3882, Page 050.

WITNESS our hands and seals this 23rd day of August, 2002.

John A. McDonald

John A. McDonald

Gayle T. McDonald

Gayle T. McDonald

STATE OF MAINE
KENNEBEC, SS

23rd of August, 2002

Then personally appeared the above named John A. McDonald and Gayle T. McDonald and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Attorney at Law/Notary Public (SEAL)

JONATHAN G. ROGERS
Notary Public, State of Maine
My Commission Expires September 22, 2008

RECEIVED KENNEBEC SS.

2002 AUG 26 AM 9:00

ATTEST:

REGISTER OF DEEDS

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