43-126-17

BK 7481 PG 175

TRANSFER
TAX
PAID

WARRANTY DEED

021651

KNOW ALL MEN BY THESE PRESENTS, that **AVERILL ASSOCIATES, LLC**, a Maine limited liability company with a place of business at Portland, Maine, for consideration paid, grant to **STEVEN R. NUSS**, of Waterville, Maine, with a mailing address of 14 Eaton Drive, Waterville, Maine 04901, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, described below:

Real estate located on Matthews Avenue in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Unit 17 in the Averill Condominium, as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, and as shown on the Plats and Plans recorded in File E-88308 through E-88314, as these condominium documents may have been amended.

TOGETHER WITH any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Units described above and any personal property of Grantor located in any of these Units or anywhere on the condominium site.

SUBJECT, HOWEVER, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269.

TOGETHER WITH all Development Rights, Declarant Rights and Special Declarant Rights described in the Maine Condominium Act and as described in Article 7 of the Averill Condominium Declaration; all rights of Declarant control as set forth in Article 8 of the Declaration; and any and all other rights of the Declarant pursuant to Maine Law.

Being the same premises conveyed to the Grantor herein by deed of Gerrity Company, Incorporated, dated November 29, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6123, Page 184.

IN WITNESS WHEREOF, the said Averill Associates, LLC has set its hand this 23rd day of June, 2003.

AVERILL ASSOCIATES, LLC

2)13wk

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Witness

BY: _____
Mark W. Primeau
Its Agent

SEAL

STATE OF MAINE
COUNTY OF CUMBERLAND

June 23, 2003

Then personally appeared Averill Associates, LLC, by its agent, Mark W. Primeau and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me,

Notary Public/~~Attorney at Law~~

KATHLEEN M. BILY
Notary Public, Maine
My Commission Expires January 30, 2010

RECEIVED KENNEBEC SS.

2003 JUN 30 AM 9: 00

ATTEST: _____
REGISTER OF DEEDS