32-62-3

BK7743PG050

TRANSFER
TAX
PAID

042299

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, RUTH D. KNAUFF, of Waterville, County of Kennebec, and State of Maine, **ROGER D. KNAUFF**, whose address is 9 Wedgewood Drive, Winthrop, Maine 04364 and **MARCIA K. DONALD**, whose address is 603 Laurel Hill Lane, Catonsville, Maryland 21228,

In Consideration of ONE DOLLAR ($1.00) and other valuable considerations, (3) paid by **ANTHONY F. CIVITELLO and SUSAN M. CIVITELLO**, both of 1700 Sherman Avenue, Hamden, CT 06514

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **ANTHONY F. CIVITELLO and SUSAN M. CIVITELLO**, as joint tenants and not as tenants in common, their heirs and assigns forever,

THE UNIT known and designated as Unit #3 in RIDGEWOOD HEIGHTS CONDOMINIUM located in **Waterville**, County of Kennebec and State of Maine, as shown on the Condominium Plat by A. E. Hodson, Consulting Engineer, entitled "Ridgewood Heights Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-90003. Specific reference is made to the RIDGEWOOD HEIGHTS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 29, 1989 and is recorded in said Registry of Deeds in Book 3676, Page 3, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C. to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-90004 through #E-90010.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to the Roger D. Knauff and Marcia K. Donald by Warranty Deed of Ruth D. Knauff dated January 28th, 1999 and recorded in the Kennebec County Registry of Deeds at Book 5852, Page 262. The said Ruth D. Knauff reserved a life estate in the above referenced Deed and joins in this Deed for the purpose of releasing said life estate in the above described property.

32-62-3

BK 7743PG051

IN WITNESS WHEREOF, WE, RUTH D. KNAUFF, ROGER D. KNAUFF and MARCIA K. DONALD have hereunto set our hands and seals this 24th day of November, 2003.

Signed, Sealed and Delivered
in the presence of:

Witness — **RUTH D. KNAUFF**

Witness — **ROGER D. KNAUFF**

Witness — **MARCIA K. DONALD**

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss. November 20, 2003

Personally appeared the above named **RUTH D. KNAUFF** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

NOTARY PUBLIC

Sheila M. Bonenfant
(print name)

Sheila M. Bonenfant, Notary Public
My Commission Expires 12/12/2003

STATE OF MAINE
KENNEBEC, ss. November 20, 2003

Personally appeared the above named **ROGER D. KNAUFF** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

NOTARY PUBLIC

DAVID R. WHITTIER
(print name) My Commission Expires
August 30, 2007

32-62-3

BK7743PG052

ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

November 24th, 2003

Personally appeared the above named **MARCIA K. DONALD** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

NOTARY PUBLIC

(print name)

DAVID R. WHITTIER
My Commission Expires
August 30, 2007

SEAL

RECEIVED KENNEBEC SS.

2003 NOV 24 PM 12:08

ATTEST:
REGISTER OF DEEDS