TRANSFER TAX PAID

Doc # 2004026679
Book 8094 Page 0056

44-212-4

WARRANTY DEED

(2) **Constance P. Roy** of Waterville, State of Maine for consideration paid, grants to **Anne M. Gagnon** of Nashua, State of New Hampshire with **WARRANTY COVENANTS** the land in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Unit #4 on the First Floor Level on the left rear of the building known as Silver Crest Condominium and consisting of a living room, storage, and closet areas, two bedrooms, bathroom, kitchen and dining area, hallway, basement, storage area, outside parking stall, and related fixtures and accessories, which unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Silver Crest Condominium recorded December 27, 1977 in Kennebec County Registry of Deeds, Book 2069, Page 265 and an Amendment to Declaration of Condominium recorded in said Registry, Book 2078, Page 60, and also as described in a certain Plan of Silver Crest Condominium recorded December 27, 1977 in said Registry, File No. C-77194 through 77198 (which Plan is certified by instrument recorded in said Registry, Book 2078, Page 62) to which reference may be had for a more particular description; together with a one-ninth (1/9) equal and undivided portion of the common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9) equal and undivided fee in a certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Northwesterly by Silver Street; southwesterly by land formerly of George Getchell, et als; northeasterly by land formerly of H.L. Kelley, et als; southeasterly by land of Joel Foster, et al.

Subject to the conditions and restrictions set forth in a deed from Cornelius B. Kelleher to Harold Dubord, dated October 27, 1938, and recorded in Kennebec Registry of Deeds, Book 747, Page 223.

Silver Crest Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominium and also the By-Laws of Silver Crest Condominium Associates, a Maine non-stock corporation; which By-Laws are recorded in Kennebec Registry of Deeds, Book 2069, Page 275.

Being the same premises conveyed from Cecil G. Cates, Personal Representative of the Estate of Phyllis M. Small to Constance P. Roy and Florien J. Roy dated August 17, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5721, Page 30. Florien J. Roy died on December 1, 2000 leaving Constance P. Roy as surviving joint tenant.

44-212-4

WITNESS my hand and seal on August 25, 2004.

WITNESS

Constance P. Roy

August 25, 2004

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named **Constance P. Roy** and acknowledged the foregoing instrument to be her free act and deed.

Before me, _____
Notary Public

DAVID P. BUTLER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JUNE 21, 2007

SEAL

Received Kennebec SS.
08/27/2004 10:31AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS