NO TRANSFER TAX PAID

Doc # 2004030191
Book 8132 Page 0257

43-126-2
14230

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **625 CONGRESS ASSOCIATES, LLC**, a Maine limited liability company with a place of business at Falmouth, Maine, for consideration paid, grant to **AVERILL ASSOCIATES, LLC**, a Maine limited liability company with a mailing address of 202 U. S. Route 1, Falmouth, Maine 04105 with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, described below.

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

Unit 2 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 said Registry of Deeds in File E-88308 through E-88314, as amended.

Together with, and Grantor hereby assigns to Grantee, all of the rights of the Declarant under the Declaration, including without limitation, Development Rights and the Special Declarant Rights.

Together with any and all of Grantor's interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Units described above and any personal property of Grantor located in any of those Units or anywhere on the real estate.

Being the same premises conveyed to the Grantor herein by deed of Averill Associates, LLC, dated May 24, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6937, Page 343.

IN WITNESS WHEREOF, the said 625 Congress Associates, LLC has caused this instrument to be executed by G. Kevin McQuinn, Its Manager thereunto duly authorized, this 22 day of September, 2004.

Witness

625 CONGRESS ASSOCIATES, LLC

BY: _____
G. Kevin McQuinn
Its duly authorized Manager

② BSSN

43-126-2

STATE OF MAINE
COUNTY OF CUMBERLAND

September 22, 2004

Then personally appeared G. Kevin McQuinn in his capacity as duly authorized Manager of 625 Congress Associates, LLC 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
William M. Welch

Averill Associates, LLC hereby accepts the foregoing assignment of Special Declarant Rights.

AVERILL ASSOCIATES, LLC

BY: _____
G. Kevin McQuinn
Its duly authorized Manager

STATE OF MAINE
COUNTY OF CUMBERLAND

September 22, 2004

Then personally appeared G. Kevin McQuinn in his capacity as duly authorized Manager of Averill Associates, LLC 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
William M. Welch

Received Kennebec SS.
09/23/2004 9:22AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS