TRANSFER TAX PAID

QUIT CLAIM DEED

019762

43-28

KNOW ALL MEN BY THESE PRESENTS THAT Skowhegan Savings Bank, a banking corporation organized and existing under the laws of the State of Maine with its principal office at Skowhegan, Somerset County, Maine (Mailing Address: P.O. Box 250, Skowhegan, ME 04976), for consideration paid, **grants** to **Shakila A. Amini and Saif R. Amini** of Waterville, Kennebec County, Maine (Mailing Address: 77 Drummond Avenue, Waterville, ME 04901), **with quit claim covenant** the land in Waterville, Kennebec County, Maine, as follows:

> **A certain lot or parcel of land together with any buildings thereon situated in the City of Waterville in the County of Kennebec and State of Maine, bounded and described as follows, to wit:**
>
> **Being Lot 26 as designated on a plan entitled "A Plan of Clearview Avenue", dated February 7, 1969, and recorded in the Kennebec County Registry of Deeds in Plan Book 40, Page 39. Subject to and conveyed with said lot are protective covenants, which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds in Book 3211, Page 191.**
>
> **TOGETHER WITH all heating, plumbing and lighting fixtures, and other fixtures and personal property now attached to or used in connection with said premises.**
>
> **Being the same premises conveyed to Skowhegan Savings Bank by deed of Roger L. Gower and Shirley P. Gower dated December 19, 1994 and recorded in Kennebec County Registry of Deeds, Book 4828, Page 281.**

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As part consideration for this conveyance, it is expressly stipulated and agreed between **Skowhegan Savings Bank** and **Shakila A. Amini and Saif R. Amini** that the subject real estate is sold "as is", that there are no representations or warranties, express or implied, with respect to the physical condition of the structure or of the land upon which the same is located, or as to the accuracy of the description, and that **Skowhegan Savings Bank** and **Shakila A. Amini and Saif R. Amini** have been given the opportunity to inspect the premises in person and by agent, and that they and their heirs and assigns will indemnify and hold **Skowhegan Savings Bank** harmless from liability for any and all claims, whether on behalf of **Shakila A. Amini and Saif R. Amini**, or on behalf of any of their heirs and assigns, or on behalf of any third party, which may arise as the result of defects or conditions of the structure located on the premises or of the land upon which the same is located, or any inaccuracies with respect to the description, which may exist at the time of execution and delivery of this deed.

IN WITNESS WHEREOF, the said **SKOWHEGAN SAVINGS BANK** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by **Catherine Smith**, its Mortgage Loan Manager thereunto duly authorized, this 25 day of August, 1995.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

SKOWHEGAN SAVINGS BANK

Witness

By: _____
Catherine Smith
Its Mortgage Loan Manager

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STATE OF MAINE
SOMERSET, ss.

August 25, 1995

Then personally appeared the above named **Catherine Smith** of said Skowhegan Savings Bank as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said corporation.

Before me,

Notary Public

LINTON A. CASWELL
Notary Public, Maine
My Commission Expires March 21, 2000

Typed Name - Notary Public

8/25/95:(DFC\SSB\Foreclose\Gower)AmlnDD

RECEIVED KENNEBEC SS.
95 AUG 30 AM 11:31
ATTEST: [signature]
REGISTER OF DEEDS