06592

WARRANTY DEED

Corporate Grantor

KNOW ALL MEN BY THESE PRESENTS, THAT PARK ONE-ELEVEN, INC. a corporation organized and existing under the Laws of the State of Maine, and having a place of business at Biddeford, in the County of York and State of Maine, in consideration of one dollar and other valuable considerations, paid by BARBARA E. HULL of Lyman, in the County of York and State of Maine, whose mailing address is: Box 273A RFD #3 Biddeford, Maine, 04005, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said BARBARA E. HULL, her heirs and assigns forever:

MAINE REAL ESTATE TRANSFER TAX PAID

A certain commercial condominium unit located in Biddeford, in the County of York and State of Maine, and more particularly bounded and described as follows:

Condominium Unit No. C2A located in Building C in the Park One Eleven Condominium situated on Route 111 (the Alfred Road, so-called), in said Biddeford.

The Declaration and By-Laws of said Condominium are dated November 26, 1986 and recorded in the York Registry of Deeds in Book 4098, Page 281, and the plans of said Condominium, drawn by Dow & Coulombe, Inc. are duly recorded in said Registry, in Condominium File 238, Pages 1-9. An Amendment to said Declaration, dated September 1, 1987 is recorded in said Registry in Book 4440, Page 84 and a second amendment dated March 16, 1988 is recorded in said Registry in Book 4642, Page 295, in each case with revised plans being also recorded therewith.

Said Unit is conveyed together with the Allocated Interest of said unit as set forth in said Declaration.

Said Unit and Allocated Interest is conveyed subject to all the terms and conditions of said Declaration and By-Laws.

For grantor's title to said condominium see:

Deed of the Banfield Corporation dated April 23, 1985 and recorded in said Registry in Book 3506, Page 221.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said BARBARA E. HULL her heirs and assigns to her and their use and behoof forever.

AND THE said Grantor corporation does hereby COVENANT with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it has good right to sell and coney the same to the said Grantee, to hold as aforesaid, and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said PARK ONE-ELEVEN INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name and behalf by JOHN G. KITTREDGE, its Treasurer, thereunto duly authorized, this 22nd day of February, 1991.

Signed, Sealed and Delivered
in Presence of

PARK ONE-ELEVEN INC.

BY: _____
JOHN G. KITTREDGE
ITS Treasurer

STATE OF MAINE
York ss. February 22 1991

Then personally appeared the above named JOHN G. KITTREDGE Treasurer of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me, _____
Attorney at Law
~~Notary Public~~
Daina J. Valentino

3420J

RECEIVED YORK S.S.
91 FEB 25 AM 9:07
ATTEST: _____
REGISTER OF DEEDS