

Return to:
Sherry Randall
72 Smith Street, Unit 6
Augusta, ME 04330

BK15091 PGS 296 - 297 07/02/2024 11:02:45 AM
INSTR#: 2024013097 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

**MAINE REAL ESTATE
TRANSFER TAX PAID**

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Loel K. Faulkinham, of 72 Smith Street Unit 6, Augusta, ME 04330, for consideration paid grant(s) to Sherry Randall, of 75 Civic Center Drive Unit 202, Augusta, ME 04330, with WARRANTY COVENANTS:

A certain Lot or Parcel of Land together with any improvements thereon, situated in the City of Augusta, State of Maine:

The unit designated as Unit No. 6 in 72 Forest View Terrace Condominiums located at 72 Smith Street, in said Augusta, ("Condominium") created pursuant to the provisions of the Maine Condominium Act Declaration dated June 10, 1987 and recorded in the Kennebec County Registry of deeds in Book 3170, Page 50.

The Unit is conveyed with the benefit of and subject to:

- a) Provisions of (i) the Maine Condominium Act, as that statute may be amended from time to time; (ii) the Declaration, as the same may be amended from time to time by instrument recorded in the Kennebec County Registry of Deeds;
- b) Existing rights, obligations, easement, restrictions, licenses, covenants and conditions reserved or contained or referenced in the Declaration;
- c) Such taxes and assessments allocable to the Unit for the current fiscal (tax) year as are not due and payable on the date of delivery of this deed.

Meaning and intending to describe and convey the same premises conveyed to Loel K. Faulkinham by Geraldine Scott, as Personal Representative of the Estate of W. Joan Bartlett in the deed dated December 16, 2021 and recorded December 21, 2021 in the Kennebec County Registry of Deeds in Book 14293 and Pages 320-321

Executed this 28th day of June, 2024.

Loel K Faulkinham

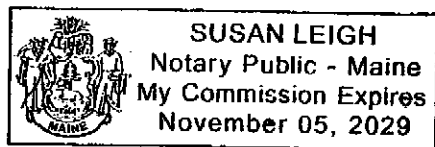
Loel Faulkinham

State of Maine

County of Kennebec

June 28, 2024

Then personally appeared before me on this 28th day of June, 2024, the said Loel Faulkinham and acknowledged the foregoing to be his/her/their voluntary act and deed.



[Signature]
Notary Public

Commission expiration: