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WARRANTY DEED

JOHN W. MCDONALD and BARBARA K. MCDONALD (husband and wife), both of Scarborough, County of Cumberland and State of Maine, for consideration paid, grant to CAROL A. TROY of Auburn, County of Androscoggin and State of Maine, with WARRANTY COVENANTS, the real property situated at Unit 1, Oceanwood Condominium in the City of Scarborough, County of Cumberland and State of Maine, bounded and described as follows:

A certain condominium located in Scarborough, Cumberland County, State of Maine, said condominium having been established pursuant to Title 33, M.R.S.A Ch. 31 by a Declaration of Condominium dated October 24, 1986 and recorded in the Cumberland County Registry of Deeds at Book 7442, Page 263. As amended by the First Amendment to Create Building Phase II dated March 27, 1987 recorded in the Cumberland County Registry of Deeds in Book 7689, Page 104; as amended by the Second Amendment to Create Building Phase III dated August 12, 1987 recorded in the Cumberland County Registry of Deeds in Book 7920, Page 213; as amended by the Third Amendment to Create Building Phase IV dated September 2, 1987 recorded in the Cumberland County Registry of Deeds in Book 7954, Page 93. The unit conveyed hereby is more particularly described as follows; Unit 1 as described in the Declaration and as shown on the recording plat entitled "Oceanwood Condominium" dated May 21, 1986 and recorded in the Cumberland County Registry of Deeds in Plan Book 156, Page 70; together with the undivided interest in a common area appurtenant to said Unit as defined and described in said Declaration; as said Declaration may be amended pursuant to its terms.

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MAINE REAL ESTATE TAX PAID

This conveyance is made separate to, and is granted together with the following:

1. The provisions, terms, conditions, restrictions, obligations, covenants and easements contained in said Declaration of Condominium and By-Laws;
2. The provisions of Title 33 M.R.S.A., Ch. 31;
3. All rights of way, easements, covenants, conditions and restrictions of record;
4. The use restrictions contained in Declaration of Condominium.

Seller:


Being the same premises conveyed to John W. McDonald and Barbara K. McDonald by warranty deed of Lawrence D. Zellers dated October 8, 1993 and recorded in the Cumberland County Registry of Deeds at Book 11010, Page 79.

Also, hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Witness our hands and seals this 16th day of March, 1998.

Sherril L. Dutton
Witness

Barbara K. McDonald
John W. McDonald

By Barbara K. McDonald, His Attorney-in-fact,
Under a Power of Attorney dated February,
1998

to be recorded simultaneously herewith

to both
Witness

Barbara K. McDonald
Barbara K. McDonald

STATE OF MAINE
ANDROSCOGGIN, SS.

March 16, 1998

Personally appeared the above-named Barbara K. McDonald individually and in her capacity as attorney-in-fact for John W. McDonald and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of the said John W. McDonald.

Before me,

Sherril L. Dutton
Notary Public/Attorney-at-law

Print Name: _____

Sherril L. Dutton
Notary Public, Maine
My Commission Expires October 4, 2004

CAFILES\4481TROY.DED

RECEIVED
RECORDED & TRUSTY OF DEEDS

1998 MAR 17 PM 4:05

CUMBERLAND COUNTY

John B. O'Brien