Return to:
Jeffrey Burt
18 Whistle Stop Way
Jay, ME 04239

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Natasha Brassley and Christopher Estabrook, of 58 Pleasant Street, Waterville, ME 04901, for consideration paid grant to Jeffrey Burt, of 96 Granite Street, Apt. 2, Mexico, ME 04257, as sole owner, with WARRANTY COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Natasha Brassley and Christopher Estabrook, by virtue of deed from Jeffrey G. Lavoie and Tanya M. Lavoie, dated September 20, 2019 and recorded in the Franklin County Registry of Deeds in Book 4124, Page 74.

Executed this 13th day of February, 2023.

Natasha Brassley

Christopher Estabrook

State of Maine
County of ~~Androscoggin~~ Kennebec (RE)

The foregoing instrument was acknowledged before me on this 13TH day of February, 2023 by Natasha Brassley and Christopher Estabrook.

RACHEL GORNEAU
NOTARY PUBLIC
State of Maine
My Comm. Expires October 06, 2028

Notary Public/~~Attorney-at-Law~~
Commission expiration: 10/06/2028

Exhibit A - Property Description

18 Whistle Stop Way
Jay, Maine

Certain lots or parcels of land, with any buildings thereon, situated in Jay, County of Franklin and State of Maine, described as follows:

LOT 15:
A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of, Jay, County of Franklin, and State of Maine, being more particularly described as follows:

Being Lot #15 as described on a certain plan of lots entitled "Look Brook Estates" prepared by M.S.B. Associates, Inc., dated April 5, 1983, revised March 29, 1984, approved by the Town of Jay Planning Board on April 10, 1984, and recorded in the Franklin County Registry of Deeds as Plan P-436.

The premises is subject to any and all conditions and restrictions imposed by the Department of Environmental Protection in its Order dated November 10, 1988, and recorded in the Franklin County Registry of Deeds in Book 1068, Page 79, and as amended by Order dated September 21, 2001, and recorded in the Franklin County Registry of Deeds in Book 2058, Page 286.

The above premises are subject to the following restrictions:

1. No mobile home shall be placed upon said lot.

2. No lot shall be used for commercial use.

3. Single-family dwelling only shall be placed upon said lot.

4. The within-described lot shall be graded, loamed and seeded to grass and all exterior painting and staining of the building constructed thereon shall be completed within one year from the commencement of construction.

5. No unregistered motor vehicle shall be allowed to remain on said premises for more than thirty (30) days.

Taylor Made Homes, Inc. agreed in the deed recorded in the Franklin County Registry of Deeds in Book 3251, Page 344 that it will be solely responsible for all winter and summer maintenance of the private road used to access the premises as shown on the above referenced plan, until such time as the road is accepted by the Town of Jay.

LOT 16:

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of Jay, County of Franklin, and State of Maine, being more particularly described as follows:

Being Lot #16 as described on a certain plan of lots entitled "Look Brook Estates" prepared by M.S.B. Associates, Inc. dated April 5, 1983, revised January 10, 1984, approved by the Town of Jay Planning Board on February 14, 1984, and recorded in the Franklin County Registry of Deeds as Plan. P-436.

The premises is subject to any and all conditions and restrictions imposed by the Department of Environmental Protection in its Order dated November 10, 1988, and recorded in the Franklin County Registry of Deeds in Book 1068, Page 79, and as amended by Order dated September 21, 2001, and recorded in the Franklin County Registry of Deeds in Book 2058, Page 286.

1. The above premises are subject to the following restrictions:

2. No mobile home shall be placed upon said lot.

3. No lot shall be used for commercial use.

4. Single-family dwelling only shall be placed upon said lot.

5. The within-described lot shall be graded, foamed and seeded to grass and all exterior painting and staining of the building constructed thereon shall be completed within one year from the commencement of construction.

6. No unregistered motor vehicle shall be allowed to remain on said premises for more than thirty (30) days.

ALSO, conveying a certain easement and right of way, for all purposes, including the installation and maintenance of utilities, over and across all portions of roads and ways as depicted on a plan entitled "Plan of Look Brook Estates" made for Polar Enterprises, revised through March 29, 1984, and recorded in the Franklin County Registry of Deeds as Plan Number 436.

The purpose of this easement and right of way is to grant to the Grantees the easement described above over and across that portion of the roads and ways depicted on said map which have not yet been accepted as a public way by the Town of Jay.

Maine Real Estate Transfer Tax Paid
SUSAN BLACK, REGISTER
FRANKLIN COUNTY MAINE E-RECORDED