

04909

WARRANTY DEED

IT, BROAD COVE BUILDERS, INC., a Maine Corporation with its principal place of business at Thomaston, Knox County, Maine, for consideration paid, grants to CINDY A. BROWN of Rockland, Maine, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Thomaston, County of Knox, State of Maine, bounded and described as follows:

BEGINNING at a rebar on the northeasterly side of Ross Avenue and at the southeasterly corner of Lot No. 10 of Thomaston Meadows Subdivision; thence North 39 deg. 19 min. 48 sec. East by Lot No. 10 two hundred sixty and thirty-one hundredths (260.31) feet to a rebar in line of land now or formerly of Alfred Mason Johnson, Jr. and Dorothy A. Johnson; thence South 48 deg. 32 min. 30 sec. East by said land of Johnson and in part by a stone wall one hundred fifty-nine and ninety-nine hundredths (159.99) feet to a rebar at the northwesterly corner of Lot No. 8 of Thomaston Meadows Subdivision; thence South 39 deg. 18 min. 24 sec. West by said Lot No. 8 two hundred fifty-six and thirty-two hundredths (256.32) feet to a rebar on the northeasterly side of Ross Avenue; thence North 48 deg. 55 min. 43 sec. West by Ross Avenue one hundred sixty (160.00) feet to the place of beginning. Containing 0.95 acre, more or less.

The premises is Lot No. 9 of the Thomaston Meadows Subdivision.

Reference is made to deed of Mary Lear, Personal Representative of the Estate of Ida S. Korhonen to Broad Cove Builders, Inc. dated August 16, 1990 and recorded at Book 1443, Page 317, Knox County Registry of Deeds.

Reference is also made to Subdivision Plan of Thomaston Meadows recorded at Cabinet 8, Sheet 212, Knox County Registry of Deeds.

GRANTING ALSO a right of way for access to the premises described herein, including access by public utilities, through and over Ross Avenue, as depicted on Subdivision Plan of Thomaston Meadows. The area of the said right of way is subject to the condition that there shall be a strip of undisturbed ground 12 feet in width along line of land now of Frankowski.

20/brownded.doc
1 of 3

"MAINE REAL ESTATE TRANSFER TAX PAID"

BK1818 PG285

The premises is subject to the following use restrictions and covenants:

- (1) No lot shall be further subdivided.
- (2) No lot shall be used or occupied for any purpose other than single family residential purposes, nor used or occupied for trade or business of any kind. This restriction shall not be construed to prevent rental of any home on said property for private residential purposes.
- (3) The exterior of any building and the landscaping and grading in connection therewith shall be finished and completed within twelve (12) months from the start of construction. No dwelling shall be occupied as a residence until it is completed and no temporary building shall be placed or occupied on any lot. Owners of lots shall at all times keep and maintain their property in the subdivision in an orderly manner, and shall prevent accumulation upon their property of rubbish or debris of any nature.
- (4) No unregistered motor vehicles shall be permitted on any lot.
- (5) No cattle, swine, nor kennels for the raising of dogs, cats or other animals shall be kept or maintained on the lot.
- (6) Not more than fifty percent (50%) of the existing trees four (4) inches or more in diameter shall be cut down or removed from the lot.
- (7) No lot shall contain more than one dwelling which shall contain not less than nine hundred sixty (960) square feet living space, exclusive of porches and garage.
- (8) The owner of each individual lot shall be responsible for 1/12 (per lot owned) of the cost of maintenance, repair, and snow removal of said right of way abutting or serving their lot, and the cost of maintenance, repair and snow removal of any further expansion of said right of way.
- (9) These covenants and restrictions shall run with the land and shall be binding upon the Grantor, Grantees and all lot owners, and its and their respective successors, heirs and assigns.

WITNESS my hand this 16 day of May, 1994

Edward B. Miller
Witness

BROAD COVE BUILDERS, INC.

Martha J. Ross, Pres.
Martha J. Ross
Its President

BK1818 PG287

State of Maine
County of Knox, ss.

MAY 16, 1994

Then personally appeared the above named Martha J. Ross, President as aforesaid and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said corporation.

Before me,

Edward B. Miller
Notary Public

SEAL

EDWARD B MILLER
Print name

KNOX SS: RECEIVED

94 MAY 16 AM 8:54

ATTEST:

Belen M. Crane
REGISTER OF DEEDS

20/brownded.doc
3 of 3