WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775

BRADFORD W. MCNEIL and JUDITH ANNE MCNEIL of Brunswick, County of Cumberland and State of Maine, for consideration paid, grant to **GANG LI,** of Augusta, County of Kennebec and State of Maine, with **Warranty Covenants**, a certain lot or parcel of land, together with any buildings thereon, situated in Brunswick, County of Cumberland and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS our hands and seals on March 8, 2016.

Joshua A. Schulz

Bradford W. McNeil

Joshua A. Schulz

Judith Anne McNeil

MAINE REAL ESTATE TAX PAID

STATE OF FLORIDA
Pasco County, ss.

March 8, 2016

Personally appeared the above-named **Bradford W. McNeil and Judith Anne McNeil** and acknowledged the above instrument to be their free act and deed.

Before me, Joshua A. Schulz
Notary Public/Attorney-at-Law

JOSHUA A. SCHULZ
Notary Public - State of Florida
My Comm. Expires Oct 16, 2018
Commission # FF 134897

#18839

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Brunswick, County of Cumberland and State of Maine, and being Lot Numbered Nine (#9) as shown on a Plan of Deerfield Park Subdivision, for A & J Realty And Construction, Brunswick, Maine, dated November 28, 1988 by Harpswell Engineering And Surveying, and recorded in the Cumberland County Registry of Deeds in Plan Book 180, Page 17, to which Plan with its recorded reference is hereby made for a further and more complete description of the premises hereby conveyed.

TOGETHER WITH the right to the use of that right of way designated Deerfield Drive as shown on said plan.

The above described premises are conveyed SUBJECT TO the following covenants, conditions and restrictions to run with the title to the land hereby conveyed:

1. Said parcel shall be used for single family residential purposes exclusively.

2. No structures shall be erected on the above described parcel of land except one detached single family residential dwelling, hereinafter referred to as dwelling, of not more than two and one-half stories in height, and such other buildings necessary and subsidiary to the same, such as a private garage for not more than three cars.

3. No duplex residence, garage apartment or apartment house shall be erected or placed on said land, and no buildings shall be altered or converted into a duplex residence, garage apartment or apartment house.

4. The area of any dwelling, exclusive of porches, breezeways and garage, shall not be less than 1200 square feet in the case of a one story structure, nor less than 800 square feet, on the first floor, in the case of a one and one-half, two, or two and one-half story structure.

5. To insure compatibility within Deerfield Park, no residential dwelling, garage or other structure, including fences, shall be erected on the premises until plans and specifications in reasonable detail, showing the proposed structure(s), its or their location on the Lot, the elevation(s) of the structure(s), the proposed exterior surfaces and colors thereof, have been submitted to and approved in writing by J & A Construction Company, Inc. Such approval shall not be unreasonably withheld.

6. No horses, sheep, cows, goats, swine, poultry or other animals, excepting household pets, shall be kept, raised or maintained on said premises.

7. No automobile, mobile home, trailer or tent to be used wholly or partly, permanently or temporarily for residential purposes, shall be allowed on said premises, nor shall any existing dwelling house be moved to said premises.

8. Further subdivision of the above described is prohibited.

9. No trade, business or profession shall be conducted on the premises hereby conveyed, or with any residence constructed thereon; provided, however, the record owner(s) of the premises may conduct a trade, business or profession (hereinafter collectively referred to as "business"), on the premises provided:

a. The business is conducted within the living area of the residence, is limited to 500 square feet of floor area, and is secondary and subsidiary to the use of the premises as a single family residence.

b. There are no employees or workers of, or supporting the business, other than the record owner(s).

c. No customers, patients or clients are served on the premises.

d. There is no shipping of goods, product or inventory from the premises (this restriction is not meant to exclude or preclude the use of overnight or express courier or delivery service, pickups, and deliveries which are routinely made to the residential areas within the Town of Brunswick).

e. There is no advertising of the business on the premises or elsewhere in the subdivision, other than one non-illuminated single surface identification sign made of natural materials of not more than 144 square inches in total surface area, which sign shall be placed on the premises at or near the intersection of the driveway serving the premises and the street, and shall be no more than 4 feet in height above grade level.

f. When the premises are viewed from the street or abutting lot, there is no apparent indication that a business is operated on the premises.

g. There is no noise, odor, vapor or other non-visual indication (nuisance or not) that a business is operated on the premises.

10. The above described premises are conveyed subject to the 75 foot Buffer Zone as shown on said Plan. There shall be no clear cutting nor construction within said zone, except with the express permission of the Brunswick Planning Board.

Said premises are not conveyed SUBJECT TO the sprinkler system requirement noted on said Plan. This requirement was eliminated by action of the Brunswick Director of Planning and Development, duly authorized, on April 25, 1995.

The Grantee, for himself and his successors in title, hereby acknowledge and understand that the two undesignated 50 foot strips of land as shown on said Deerfield Plan, and abutting Lot #11 to the southeast and Lot #16 to the southeast, may, in the future, be used as a right of way for ingress and egress to other land to the northeast and southwest, as well as for the installation of all utilities, whether the same be overhead or underground.

By the acceptance of this deed, the Grantee, for himself and his successors in title, covenant and agree with the Grantor, to become and remain members of the Deerfield Drive Homeowners

Association, a non stock, non profit corporation, existing under Maine Law, and further subject to the terms of its By-Laws, which includes assessments and lien rights.

The above described premises are conveyed SUBJECT TO the terms and conditions of the D.E.P. Site Location of Development, Findings of Fact and Order, dated October 30, 1991 and recorded in said Registry of Deeds in Book 9779, Page 281, and D.E.P. Site Location of Development, Modification, Findings of Fact and Order, dated January 3, 1994 and recorded in Book 11230, Page 62, and the Grantee herein, hereby acknowledges the receipt of copies of both D.E.P. Order pursuant to Condition #5 of said Findings of Fact and Order recorded in Book 9779, Page 281.

Received
Recorded Register of Deeds
Mar 14,2016 01:36:14P
Cumberland County
Nancy A. Lane