

ETNA WOODS, LLC, a Maine Limited Liability Company, with a place of business located in Bangor, Penobscot County, State of Maine, for consideration paid, grants to JOSEPH A.E. EATON and JANICE M. WELLES, of 570 Roosevelt Trail #1, Orono, County of Cumberland, State of Maine, with warranty covenants, as joint tenants, the land in Etna, Penobscot County, Maine, described as follows:

1. **Single Family:** The premises may only be used for single-family residential housing, only one single-family dwelling shall be permitted on the premises, together with the usual and appropriate outbuildings appurtenant to said use.
2. **Mobile Homes:** No mobile homes will be allowed on the lots.
3. **Signs:** No sign on the premises may exceed 2' x 4'. No more than two signs allowed per lot.
4. **Right of Way:** Use of the rights-of-way and easements granted herein, or applicable to this subdivision is for the purpose of utility services, ingress and egress by Grantee, its successors, heirs and assigns.
5. **Weather Tight Buildings:** All buildings on the premises must be maintained in a weather tight condition.
6. **Property Maintenance:** The premises and all buildings and improvements thereon shall be kept and maintained by the Grantee, its successors, heirs and assigns, in a neat, clean, safe, attractive, and sightly condition, and in good repair.
7. **Unregistered Vehicles:** Not more than one unregistered vehicle will be allowed on the premises at one time.

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N O T

8. Subdivided: No lot shall be divided or subdivided.

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9. Minimum Building Size: The minimum residential building size on the premises shall be 1,200 square feet, exclusive of garage and basement.

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10. Setbacks: Any building structure to be located on the lot shall conform to side lines and setbacks as follows:

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A. Minimum setback from front shall be at least 68 feet from centerline of road.

B. Minimum setback from sidelines shall be twenty-five (25) feet.

C. Minimum setback from rear property line shall be twenty-five (25) feet.

11. Completion: Completion of the exterior of any structure shall be completed within one (1) year from the start of construction. Landscaping shall be completed within one (1) year from the completion of the first building erected on the lot.

12. Regulations: Lots are subject to all other zoning regulations and building codes of the Municipality of Etna, Maine.

For the Grantor's source of title, reference is made to the deed dated November 30, 2004, from John L. York and Tina L. York to Etna Woods, LLC, a Maine Limited Liability Company, recorded in the Penobscot County Registry of Deeds in Book 9711, Page 165.

This conveyance is made subject to the Declaration of Covenants and Restrictions dated March 28, 2005, that relate to Pine Woods Subdivision, Etna, Maine, recorded in the Penobscot County Registry of Deeds in Book 9795, Page 253. By acceptance of delivery of this instrument, the Grantee(s) agree(s) to be bound by the terms set forth therein.

This conveyance is also made subject to the condition that the Grantees and their heirs and assigns agree to be members of a road association for the maintenance and snow plowing of Pine Grove Lane from Route 143 to the westerly sideline of said cul-de-sac adjoining Lots 12 and 13 depicted on said plan. Until such time as said Pine Grove Lane is accepted as a town road, each of the 13 lot owners of the lots depicted on said plan shall pay 1/13th of the annual cost of maintenance and snow plowing of said Pine Grove Lane.

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N O T

To the extent they may be applicable, this conveyance is made subject to the easement from ~~Fred E. Carter~~ to Central Maine Power Company dated September 27, 1982, recorded in the Penobscot County Registry of Deeds in Book 3339, Page 196; and to the easement from John York to Central Maine Power Company and ~~Hamden Telephone and Telegraph Company~~ dated September 18, 2004, recorded in the Penobscot County Registry of Deeds in Book 9634, Page 701.

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Municipal taxes are to be prorated as of the date of delivery of this deed.

IN WITNESS WHEREOF, the said Etna Woods, LLC, has caused this instrument to be signed by John L. York, its Member, Manager, and President thereunto duly authorized, this 14 day of Nov., 2008.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Deborah A. Whitman

ETNA WOODS, LLC

By: John L. York

John L. York

Its Member, Manager, and President

STATE OF MAINE

Nov 14, 2008

COUNTY OF PENOBSCOT

Personally appeared the above-named John L. York, Member, Manager, and President of Etna Woods, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Etna Woods, LLC.

Before me,

Deborah A. Whitman

Notary Public

Deborah A. Whitman

Printed Name

my com exp. 4/19/12

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds