

DLN: 1002040108493

WARRANTY DEED

BRIAN E. deLUTIO and CATHERINE J.R. deLUTIO, with a mailing address of P.O. Box 4, Rangeley, Maine 04970, for consideration paid, grant to KARL KOLZE and TAYLOR ARCHARD, of 1190 Bruyn Turnpike, Pine Bush, New York 12566, with **warranty covenants**, as joint tenants, the following described real estate:

A certain parcel of land situated in the Town of Rangeley, County of Franklin and State of Maine, bounded and described as follows, to wit:

Being that premises consisting of 24.8 acres entitled "Remaining Booker Land, 2005, Without Lot 9," more particularly described in plan entitled "Plan of Part of land of William B. & Inara Booker" drawn by Bertrand Lambert September, 2005, and recorded in the Franklin County Registry of Deeds as P 4593 on April 18, 2006.

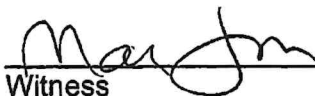
This land is subject to the following Restrictions and Covenants, which run with the land:

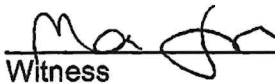
1. The 24 acre lot may be sub-divided into no more than three lots.
2. The exterior of any building erected on any lot and the landscaping shall be completed within eight (8) months after start of construction.
3. No business enterprises, including the parking of any business equipment, shall be permitted on these lots.
4. Only one single family dwelling shall be permitted on each of the three lots referenced in item No. 1 above.
5. No trailers or mobile homes of any kind shall be permitted on these lots.
6. No animals except household pets (which pets shall include only dogs, cats, caged birds, and tropical fish) shall be kept on the premises.
7. The use of ATV vehicles shall not be permitted on the roads of this subdivision.
8. All households shall be put on full poured concrete foundations.
9. No so-called "Texture 111" shall be used as exterior siding.

Also conveying a right of way for all purposes, including the installation of utility service over and across the 60 foot right of way known as "Booker Road" as depicted on the aforementioned plan. Said right of way shall be in common with others.

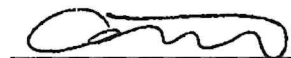
Meaning and intending to convey and hereby conveying the premises described in a deed from Inara Booker to Brian E. deLutio and Catherine J.R. deLutio dated October 25, 2012, recorded in said Registry of Deeds in Book 3489, Page 191.

Witness our hands and seals this 28 day of August, 2020.


Witness


Witness


Brian E. deLutio


Catherine J.R. deLutio

Maine Real Estate
Transfer Tax Paid

STATE OF MAINE
Franklin, ss.

August 28, 2020

Personally appeared the above named Brian E. deLutio and Catherine J.R. deLutio and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public

Name:

CYNTHIA EGAN
NOTARY PUBLIC
STATE OF MAINE
MY COMM. EXP. JULY 22, 2025

SEAL

Received
Franklin County
Susan A Black
REGISTER

Joly