

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002440286578

KNOW ALL PERSONS BY THESE PRESENTS THAT, **Lincoln Real Estate, LLC**, a **Maine Limited Liability Company** with a mailing address of 60 Bradbury Hill Rd., in the Town of Minot, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANT(S) unto **Jill M. Bramblett**, having a mailing address of 19 Clayton Lane, Kittery, ME 03904, with QUITCLAIM COVENANT, the land with any buildings thereon, situated in Standish, County of Cumberland and State of Maine, described as follows:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Lincoln Real Estate, LLC by virtue of a deed from Rebecca J. Hawkes dated May 2, 2022 and recorded in the Cumberland County Registry of Deeds in Book 39396, Page 21.

Witness our/my hand(s) and seal(s) this 4 day of September, 2024.

Lincoln Real Estate, LLC

BY: 

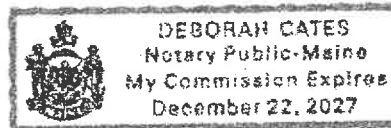
Robert Dinan
Member

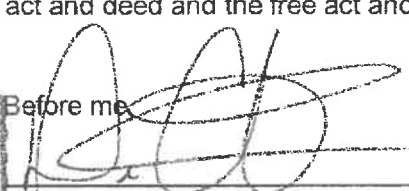
Witness

State of Maine
County of Cumberland

September 4, 2024

Personally appeared before me the above named Robert Dinan, in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Lincoln Real Estate, LLC.



Before me 

Notary Public / Attorney at Law

Printed Name: _____

My Comm. Exp: _____

EXHIBIT A

A certain lot or parcel of land, with any and all improvements thereon situated in the Town of Standish, County of Cumberland and State of Maine, all as more particularly described as follows:

Parcel 1:

Lot 38 shown on the Plan of Lincoln F. Hawkes and Sons subdivision No. 2, surveyed by Walter Flint May 1971 and recorded in the Cumberland County Registry of Deeds in Plan Book 86, Page 18 (the "Plan 1").

The above premises are conveyed subject to the following restrictions:

- A. No more than one (1) dwelling house for private residential purposes including garage and boathouse shall be maintained on said lot. Said dwelling must be worth at least five thousand (\$5,000.00) dollars.
- B. Outside finish of all buildings shall be of any standard siding and the roofs of asphalt or other non-combustible material.
- C. All sewage shall be properly disposed of by means of septic tank or tanks buried in the ground and all toilets and drains shall be at all times connected with said septic tank which shall be maintained in good working order.
- D. Parking of vehicles on any right of way by property owners and guests is prohibited.
- E. No part of said premises shall be a public place of any kind, or for the conduct of any commercial business whatsoever, or as a public swimming or bathing place. However, this does not restrict the grantees herein from renting said dwelling to other private parties for private use.
- F. No house trailer or tent shall be maintained on said premises.

Also conveying all of Grantor's interest in and to the following described parcel which lies between the above-described Lot #38 and Binford Road as shown on said Plan 1 (and is sometime depicted as being part of Binford Road):

Beginning at the southerly common corner of Lot #38 and Lot #37 as shown on Plan 1; thence North 28° 30' 23" East one hundred twenty seven and six tenths feet (127.60'); thence North 28° 32' 50" East one hundred four and eighty five one hundredths feet (104.85'); thence running along the westerly sideline of Binford Road South 23° 55' 47" West two hundred one and sixty one hundredths feet (201.61'); thence South 18° 14' 15" West one hundred twenty four and seventy three hundredths feet (124.73'); thence North 81° 49' 25" West forty and ninety five hundredths feet (40.95'); thence North 28° 30' 18" East one hundred five and fifty hundredths feet (105.50') to the point of beginning.

This parcel is conveyed subject to the right of the owners of Lots #37 and #36, their heirs and assigns, to continue to use the existing driveway to said Lots #37 and #36 to the extent such driveway currently exists on the property herein described.

2. All of Grantor's interest (believed to be a 1/5th interest) in and to Right of Way #3 as shown on the Plan of Lincoln F. Hawkes and Sons subdivision No. 1 surveyed by Walter Flint August 1967 recorded in the Cumberland County Registry of Deeds in Plan Book 73, Page 40 ("Plan 2"). For Grantor's source of title for this conveyance, reference is made to a deed from Snug Harbor Association, Inc. to Rebecca J. Hawkes et al dated February 4, 1992 and recorded in the Cumberland County Registry of Deeds in Book 9903, Page 58. The 1/5th interest in this Right of Way #3 is allocated to Lot #38 of Subdivision No. 2 (i.e. Parcel 1 described above).

The said Right of Way #3 is conveyed subject to the following restrictions:

A. Said right of way is to be used for bathing purposes only and are not to be used for tenting, camping, cooking or other related activities, and said bathing privileges may not be conducted between the hours of 10:30 pm and 6:00 am.

B. No boats shall be docked or landed in any way on said right of way.

C. No vehicles of any kind or description are to be allowed on said right of way and loud and disturbing noises of any kind or description are prohibited from said right of way.

D. The rights reserved to Snug Harbor Association, Inc., its successors and assigns, to cross Right of Way #3 for the purpose of maintaining and dredging the canal, if the occasion should arise.

3. All of Grantor's interest in and to a certain 20-foot-wide docking space lettered "K" as delineated on said Plan 1 and a right of way over a man-made waterway more particularly shown as "Canal" on Plan 2 all for the benefit of Grantees land known as Lot #38 as described in "Parcel 1" above. Also included is a right of way over those roads shown on said Plan 1 and Plan 2 for access to the docking space.

This conveyance of said docking space and right of way over a man-made waterway is made subject to the following restrictions:

A. Grantees, their heirs and assigns, shall not place piers, pilings or other encumbrances in or upon said docking space designated "K" in such a way as to impede the navigation in the canal as said canal is shown on said recorded plan.

B. The docking space and waterway shall be used in a prudent manner with full concern for the safety of all persons and property.

C. The docking space and right of way cannot be sold or owned independently of the ownership of Lot #38 described above.

The Grantor herein shall be under no obligation to enforce any restrictions and conditions or to restrain or enjoin any violation, threatened or actual thereof, or to repair, maintain or improve any right of way shown upon said Plan, including canals and natural or man-made waterways.