Bk 3977 Pg218 #1256
02-23-2018 @ 12:17p

WARRANTY DEED

NOT AN OFFICIAL COPY

KNOW ALL MEN BY THESE PRESENTS That Daniel W. Doyon and Rolanda Hurtubise of 71 Violette Avenue, Waterville, ME 04901, for consideration paid grant to Peter L. Williams and Leslie J. Knight, 16 Grist Mill Road, Falmouth, ME 04105, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land with buildings thereon situated in Dallas Plantation, County of Franklin and State of Maine, described as follows, to wit:

BEING Lot No. Nine (9) as shown on the plan entitled "Subdivision Plan of Reneau Subdivision"- dated September 10, 1989 recorded in the Franklin County Registry of deeds as P-2353, containing 83,855 square feet.

Said Lot Nine (9) is more particularly bounded and described as follows, to wit: COMMENCING at an iron pin set in the ground on the southerly side line of Saddleback Lake Road at a point which is 172.5 feet easterly of the east line of land now or formerly of Ann Winterhalder, as measured along said southerly side line as follows: from said iron pin running northeasterly along the southerly side line of Saddleback Lake Road (now known as Dallas Hill Road) 160.5 feet to an iron pin set in the ground; thence south 08° 05' 00" west 621.9 feet to an iron pin set in the ground by land now or formerly of Franklin Timberlands; thence north 82° 05' 30" west along land now or formerly of Franklin Timberlands 140 feet to an iron pin set in the ground; thence north 07° 34' 00" east 553.3 feet to the point of beginning.

Lot No. Nine (9) is a part of a subdivision approved pursuant to Land Use Regulation Commission Subdivision Permit SP-3189 dated September 12, 1989, which is recorded in the Franklin County Registry of Deeds in Book 1148, Page 117. Use of this Lot is subject to applicable conditions of that Subdivision Permit.

The following restrictions shall apply to all Lots conveyed within the "Reneau Subdivision":

1. No construction may be undertaken on any Lot without first obtaining an approved Building Permit from the Land Use Regulation Commission;

2. All structures must be set back a minimum of 50 feet from all access roads and right-of-ways, and a minimum 15 feet from all other property boundary lines; and

3. No Lot shall be further divided without written approval of the Maine Land Use Regulation Commission as established in accordance with Title 12, Section 681 through 689, Maine Revised Statutes Annotated.

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Being the same premises conveyed to Daniel W. Doyon and Rolanda Hurtubise by virtue of a warranty deed from William Rackliff, Clinton M. Rackliff and Shawn W. Rackliff dated December 9,1998 and recorded at the Franklin County Registry of Deeds in Book 1817, Page 40.

NOT AN OFFICIAL COPY

Executed this 14th day of February, 2018.

Daniel W. Doyon

State of Maine
County of Cumberland February 14, 2018

Then personally appeared before me on this 14th day of February, 2018, the said Daniel W. Doyon and acknowledged the foregoing to be his voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration

WENDY L. SWAN
NOTARY PUBLIC - MAINE
My Commission Expires October 13, 2018

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Rolanda Hurtubise

Rolanda Hurtubise

State of Maine
County of Cumberland

February 13, 2018

Then personally appeared before me on this 13 th day of February, 2018, the said Rolanda Hurtubise and acknowledged the foregoing to be her voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

ABBY K. LAPLANTE
NOTARY PUBLIC
State of Maine
My Commission Expires
January 12, 2023

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