NANCY E HAMMOND, REGISTER OF DEEDS
Bk 18267 PG 686
Instr # 2020024183
06/08/2020 02:46:03 PM
Pages 3 YORK CO

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS, that, I, **Joanne R. Ouellette**, presently of 3 Robin Circle, Biddeford, York County, Maine for consideration paid, grant to **Joanne R. Ouellette as Trustee of the Joanne R. Ouellette Family Trust, under Declaration of Trust dated June 4, 2020,** of Biddeford, Maine, with ***Quitclaim Covenants,*** the real estate situated in the Town of Biddeford, County of York and State of Maine, and described as follows:

See "EXHIBIT A" attached hereto and incorporated herein by this reference.

No R.E. Transfer Tax Paid

Being the same premises conveyed to **Joanne R. Ouellette** by deed of Robin Development Corporation dated June 28, 1988 and recorded in the York County Registry of Deeds in Book 4754, Page 344.

The Preparer of this Deed has not performed a title search relative to this conveyance and the Grantee accepts said property subject to all restrictions, encumbrances and liens of record.

IN WITNESS WHEREOF, I, **Joanne R. Ouellette** have hereunto set my hand and seal this 4th day of June, 2020.

Witness

Joanne R. Ouellette

STATE OF MAINE

COUNTY OF CUMBERLAND JUNE 4, 2020

Then personally appeared the above-named **Joanne R. Ouellette** and acknowledged the foregoing to be her free act and deed, before me,

Robert T. Boudreau, Attorney-at-Law
Maine Bar No. 8852

Bpas - Boudreau Law
685 US RT 1
Scarborough, ME 04074

EXHIBIT A
(3 Robin Circle, Biddeford, Maine)

A certain lot or parcel of land, with all the buildings and improvements thereon, situated on Robin Circle in Biddeford, York County, Maine, and being LOT THIRTY-TWO (32) as shown and depicted on plan entitled "Brookside Phase II Subdivision by: John Roberge & Carl Goodwin, Biddeford, Maine", dated April, 1983, prepared by Berry, Huff, McDonald and Milligan, Inc., and recorded in the York County Registry of Deeds in Plan Book 152, Page 39,to which Plan and the record thereof reference is hereby made for a more particular description of the within conveyed premises.

The above-described premises are conveyed subject to all utility easements or other easements of record including, but not limited to, a certain easement given by Carl W. Richards et al to The Inhabitants of the City of Biddeford, dated July 22, 1969 and recorded in said Registry of Deeds in Book 1847, Page 346, insofar as the same may affect the within conveyed premises, and to all "Notes" contained on the aforementioned Plan.

The above-described premises are also conveyed subject to the following conditions and restrictions which shall run with and bind the premises conveyed hereby and all other lots contained on the aforementioned Plan and Robin Development Corporation, its successors and assigns, shall have the right at any time or times to proceed at law or in equity against any persons violating or attempting to violate any of the provisions hereof and to compel compliance with the terms hereof, but the Grantor, it successors and assigns shall be under no obligation to enforce any of said restrictions:

1. No structures except single family residences and structures ordinarily appurtenant thereto shall be built or erected upon each numbered lot herein conveyed.

2. No building or structure of any type shall be erected, placed or permitted to remain on the above-described premises unless the exterior finish and design and placement of such building or structure on the lot shall be approved by Robin Development Corporation, its successors or assigns, or by its duly authorized agent. The approval required by this paragraph shall only apply until such time as Robin Development Corporation, or its successors or specific assigns shall cease to have any ownership interest in the real property as shown on said recorded plan of Brookside Phase II and the restriction does not necessitate the approval in any form of any other lot owner on said Plan.

3. The Grantee herein agrees to complete all building, construction and landscaping within twelve (12) months from the beginning of construction. Completion, as used herein, includes, but is not limited to, porches, steps, decks, platforms, carports, and other outside living terraces.

4. No junk or abandoned vehicle or vehicles of a size larger than one (1) ton in size nor accumulations of trash or debris shall be allowed on said premises.

5. No animals other than ordinary household pets (and such pets not to exceed two in number) may be kept, boarded or otherwise maintained on the premises.

6. No mobile homes shall be placed on the property at any time; provided, however, that trailers used for camping or so-called recreational vehicles, boats, trailers, or similar vehicles may be stored upon the property provided they are suitably screened.

The above described premises are also hereby conveyed: (1) subject to certain easements to Central Maine Power Company, et al, insofar as the same may affect the within conveyed premises, or other easements and rights-of-way on, over, under or across said property as may now have any legal existence; (2) with the benefit of any and all appurtenant utility service easements and appurtenant rights-of-way; (3) subject to and together with the benefit of applicable town, state and federal zoning and land use ordinances and regulations; and (4) the rights of others in and to the use of the waters of the Brook as shown on said Plan.