

Amber L. Cobb
Notary Public, State of Maine
My Commission Expires April 26, 2028

File No: 2023-4648

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A certain lot or parcel of land situated on the northerly side Stillwater Avenue, in Old Town, Penobscot County, Maine, more particularly described as follows:

Lot five (5) according to plan of house lots of S. A. Fish located on said northerly side of Stillwater Avenue in said Old Town, made by James W. Sewall Company dated 1954, and duly recorded in Penobscot Registry of Deeds, Plan Book 17, page 99, and being more particularly bounded and described as follows: on the east by lot four (4) according to said plan, being land now owned or reputed to be owned by Walter S. Gomm; on the north by lot six (6) according to said plan, and on the south by Stillwater Avenue, said lot having a frontage of seventy five (75) feet on Stillwater Avenue, and running back and northerly a distance of one hundred twenty (120) feet holding the same width throughout.

The within conveyance, however, is made subject to the following conditions, obligations and restrictions herein expressed and imposed upon said grantees, their heirs and assigns forever:

The building line of the lot hereby conveyed shall be fifteen (15) feet from and parallel with the northerly line of Stillwater Avenues and no building or any part or portion thereof shall at any time be erected or placed upon the space between said building line and the said street, except the steps and platform in front of the main door;

Not more than one single dwelling house shall be erected or placed upon said lot either with or without a garage or other necessary outbuildings;

No building and dwelling house shall be erected on said lot to greater height than two stories;

Said lot or any part thereof shall not be used or occupied for trade or business of any kind;

No dwelling house shall be erected upon said lot of land hereby conveyed at a cost of less than five thousand (\$5000.00) dollars; and

The exterior of All buildings on said lot shall be completed and given at least one coat of paint, and the lot shall be rough graded within one year from the date of excavation.