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(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

MAINE WARRANTY DEED

I, Thomas Guerrette, unmarried, now of 9 Johnson Heights, Waterville, ME 04901, in consideration of Four Hundred, Three Hundred Twenty Thousand Dollars and 00/100 ($320,000.00),

Grant to Michael D. Richard, II and Kayla M. Fleming, both unmarried, both now of 692 Irish Road, Levant, ME 04967, as Joint Tenants,

with ***warranty covenants*** the following property in Penobscot County, Maine:

A certain lot or parcel of land with any improvements thereon situated on the northerly side of the Irish road, Levant, Penobscot County, Maine, more particularly described as follows:

Lot 1 as shown on the "Final Subdivision Plan of the McLaughlin Farm" Irish Road, Levant, Maine dated December 29, 1995, recorded in Penobscot Registry of Deeds Map File 1996-13.

The deed is subject to the following Restrictive Covenants, which are to run with the land and be binding upon the Grantee's heirs and assigns:

1. The improvements built upon the described premises, including the land, shall have a minimum appraised value of at least $75,000.00

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COPY

2. All structures built upon the above described premises shall be completed and the surrounding area final graded within one year from the commencement of construction.

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3. All structures built on the above described premises shall be for single family residential use only, specifically excluding single wide mobile homes, which shall not be built or placed upon said premises.

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Also conveying with the above described parcel, strip of land westerly of and adjoining the westerly line of said Lot 1 being a portion of the land described in deed of Robin L. Ross to Donna J. Perry, dated November 1, 1995, recorded in Penobscot Registry of Deeds, Volume 5982, Page 160, that is further bounded and described as follows:

Beginning at a #6 rebar set in the northerly line of the Irish Road, Town of Levant, Penobscot County, Maine, said rebar defining the southwesterly corner of lot 1 as shown on the Final Plan of the McLaughlin Farm Subdivision as recorded in Map File 1996-13; thence by and along said road line, North 82 degrees 30 minutes 55 seconds West 20.00 feet to a #6 rebar set; thence North 7 degrees 29 minutes 25 seconds East 279.9 feet to a #6 rebar set in the southerly line of land of Linda West, as described in Volume 4846, Page 177; thence by said West land, South 82 degrees 24 minutes 00 seconds East 20.00 feet 10 a #6 rebar set at the northwesterly corner of said Lot 1; thence South 7 degrees 29 minutes 25 seconds West by and along the westerly line of said Lot 1 a distance of 279.87 feet to the northerly line of said the Irish Road and at the set rebar at the point of beginning.

Being the same premises conveyed to Thomas Guerrette, by Warranty Deed of Alan E. Marquis and Patsy L. Marquis, deed dated January 23, 2015, recorded on January 23, 2015, in Book 13749, Page 225.

[SIGNATURE PAGE TO FOLLOW]

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Executed this 4th day of October, 2024.

Thomas Guerrette

STATE OF MAINE

Kennebec County

On this 4th day of October, 2024, before me, the undersigned notary public, personally appeared Thomas Guerrette, proved to me through satisfactory evidence of identification, which was/were [ ] ✓ State driver's license(s) or [ ] (other type of government issued ID) _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that it was signed voluntarily for its stated purpose.

Notary Public:
My Commission Expires:

MARIA KEMPTON
Notary Public, State Of Maine
My Commission Expires September 6, 2028

Property address: 692 Irish Road, Levant, ME 04967

Maine Real Estate Transfer Tax Paid
SUSAN F. BULAY, REGISTER
PENOBSCOT COUNTY MAINE E-RECORDED