OPR BK 12865 PGS 224 - 225 03/26/2018 09:58:34 AM
INSTR # 2018005567 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

DLN: 1001840023359

WARRANTY DEED

Virginia C. Belanger of Augusta, Kennebec County, Maine, for consideration paid, grant(s) to Breanna L. Batchelder of Vassalboro, Kennebec County, Maine (whose mailing address is 2392 Riverside Drive, Vassalboro, ME 04989) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from William Gary Loftus, Joyce Elaine Cooper, Robert Alden Loftus, Terry Cuares, James Joseph St. Amand, and James Philip St. Amand to the grantor(s) herein, dated March 10, 1978, recorded in Kennebec Registry of Deeds, Volume Book 2091, Page 245.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 23 day of March, 2018.

WITNESS:

_____

Virginia C. Belanger by
Jeffrey Belanger Attorney in Fact
Virginia C. Belanger, by Jeffrey L. Belanger, Attorney in Fact

_____

STATE OF MAINE

_____, ss

March 23, 2018

Then personally appeared the above named Jeffrey L. Belanger as Attorney in Fact, for Virginia C. Belanger and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

_____
Notary Public/Justice of the Peace
Commission Expiration:
Robert C. Treworgy
Attorney at Law

File No.: 2018-213

(2) Treworgy & Baldacci

File No: 2018-213

"Exhibit A"

A CERTAIN lot or parcel of land together with the improvements thereon situated on Abbott Street in said Waterville, and bounded and described as follows, to wit:

STARTING at a point in the south line of Abbott Street, which point is the northwesterly corner of land now or formerly owned by one Buzzell; thence to the west along the southerly line of said Abbott Street a distance of 75 feet; thence to the south, keeping parallel with the west line of land of said Buzzell, a distance of 100 feet to a point opposite the southwesterly corner of land of said Buzzell; thence to the east in a straight line a distance of 75 feet to the southwesterly corner of land of said Buzzell; thence to the north along the westerly line of land of said Buzzell a distance of 100 feet to the point of beginning.

THIS conveyance is subject to the following restrictions which are to run with the land, to wit:

No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises.

No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided however, that porticoes projecting not over three feet, steps, and windows, are to be allowed on said reserved apace.

No double decked porches may be built on any house.

Said dwelling house and garage shall cost no less than seven thousand ($7,000.00) Dollars.

The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.

No animals of any kind shall be kept on the premises excepting, however, household pets.

No dwelling house shall be erected on any lot having less than fifty (50) feet frontage.

The grantor shall not be responsible for the enforcement of these restrictions.