QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **KAREN MARIE BRUCKER f/k/a Karen M. Pemberton,** of Port Charlotte, County of Charlotte, State of Florida, for no consideration paid, grants to **KAREN MARIE BRUCKER, TRUSTEE OF THE KAREN MARIE BRUCKER TRUST,** of Port Charlotte, County of Charlotte, State of Florida, with a mailing address at 18254 Bracken Circle, Port Charlotte, Florida 33948, with **QUITCLAIM COVENANTS,** the land in the Town of Waterford, County of Oxford, State of Maine, bounded and described as follows:

A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Waterford, County of Oxford and State of Maine, and being more particularly bounded and described as follows:

Lot #7 as the same is depicted on Plan entitled Revision of Keoka Lake Terrace, Lots 7 and 8 for Patten Corporation of Maine, Waterford, Maine surveyed by Delmore A. Maxfield, Jr. dated February, 1987, and recorded in the Oxford County Registry of Deeds as Plan #2165; reference to which is hereby made for a more particular description of the property herein conveyed.

Also conveying to the Grantee herein, her heirs and assigns, a 1/19th interest in and to that parcel of land labeled "Patten Environmental Trust", as the same is depicted on the Plan of Keoka Lake Terrace, specifically subject, however, to the terms, conditions, restrictions and rights set forth in a Conservation Easement Deed given by Patten Corporation of Maine to Patten Environmental Trust, Inc. recorded in the Oxford County Registry of Deeds. By acceptance of this deed, the Grantee herein, for herself, her heirs and assigns, agrees to comply with all the terms and conditions set forth in the Conservation Easement Deed when using this area labeled "Patten Environmental Trust".

This conveyance is subject to certain terms, conditions and restrictions set forth on Plan of Keoka Lake Terrace, Waterford, Maine, recorded in the Oxford County Registry of Deeds as Plans #2163.

NO REAL ESTATE TRANSFER TAX PAID

The above described premises are conveyed subject to the following conditions and restrictions:

1. No mobile homes shall be placed upon the premises herein conveyed, and only one single family dwelling unit shall be erected on said premises.

2. The Grantee, for herself, her heirs and assigns, shall not permit abandoned vehicles, trash or junk to remain on said premises.

3. All structures on any parcel hereby conveyed shall have exterior finish, clapboard siding, shingles, masonry, or equal quality finish, there is to be no tar paper, tar shingles, or tar paper siding allowed.

4. All structures erected on any parcel shall be promptly and expeditiously completed including painting, staining, or varnishing of any exterior surface above the foundation within 18 months after construction is commenced.

5. All structures erected on any parcel shall be set back a minimum of 30 feet from lot sidelines and 100 feet from the center line of Route 37 and Pike Road.

6. No lot shall be further subdivided.

This conveyance is made subject to utility easements of record.

Being the same premises conveyed to Karen M. Pemberton from Todd D. Posey by Warranty Deed dated July 13, 2005 and recorded in the Oxford (E.D.) County Registry of Deeds in Book 3771, Page 1.

WITNESS my hand and seal this 8th day of September, 2015.

Witness Sarah E. Desrosiers

Karen Marie Brucker, f/k/a
Karen M. Pemberton

STATE OF FLORIDA
COUNTY OF CHARLOTTE, ss. September 8th, 2015

Personally appeared the above-named, Karen Marie Brucker, f/k/a Karen M. Pemberton and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

SARAH E. DESROSIERS
MY COMMISSION # FF 033144
EXPIRES: July 27, 2017
Bonded Thru Budget Notary Services

Type or Print Name: Sarah Desrosiers

My commission expires: FF033144

Recorded: Oxford East County 9/18/2015 11:19:47 AM
Patricia A Shearman Register of Deeds