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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Virginia Reed**, of 1 Kimball Street, Sanford, Maine 04073, for consideration paid, grant to **Denise C. Napolitano**, of Rockport, Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in Rockport, County of Knox and State of Maine, more particularly described as follows, to wit:

"MAINE REAL ESTATE TRANSFER TAX PAID"

Beginning at a point located on the southwesterly side of Ministerial Road, which point is located two hundred twenty (220.0) feet, North 17° 24' West from a point marking the northeasterly corner of Lot #14, as described in Subdivision plan entitled "Subdivision Plan Showing Property of Stephen D. Thomas and Maynard C. Ingraham" dated January, 1979, and also marking the junction of the southwesterly side of Ministerial Road with the northerly side of Alexander Drive; thence turning and running South 79° 29' West along the northerly bound of Lot #14, as described in said plan, a distance of two hundred fifty-four and eighty-one hundredths (254.81) feet to a point for a corner, which point marks the northwesterly corner of Lot #14, the northeasterly corner of Lot #15, and the southeasterly corner of Lot #20, as shown on said plan; thence turning and running North 17° 24' West along the easterly line of Lot #20, a distance of two hundred ten (210.0) feet to a point for a corner; thence turning and running North 79° 29' East, partially along the southerly line of Lot #23, as shown on said plan, a distance of two hundred fifty-four and eighty-one hundredths (254.81) feet to the southwesterly side of Ministerial Road; thence turning and running South 17° 24' East along the southwesterly line of Ministerial Road, a distance of two hundred ten (210.0) feet, more or less, to a point marking the place of beginning.

Meaning and intending to convey and hereby conveying Lot #21, as shown on plan entitled "Subdivision Plan Showing Property of Stephen D. Thomas and Maynard C. Ingraham" in Rockport, Maine, dated January, 1979, and recorded at Cabinet 2, Sheet 245, in the Knox County Registry of Deeds.

This conveyance is made subject to the following covenants and restrictions:

1. That no building, structure, trailer, object or thing whatsoever, other than a private dwelling house and such outbuildings as are usual and appurtenant to a private residence shall be erected or placed on any lot. Mobile homes, modular homes and so-called sectional homes being specifically excluded.

2. That the premises shall not be used or occupied for any purpose other than for private residential purposes, and shall not be used or occupied for trade or business of any kind, except for customary home occupations and not detrimental to a residential neighborhood.

3. No dwelling constructed on any of said lots shall be occupied unless and until the exterior of the building has been fully completed and the lot has been suitably graded and further provided that the interior of said building shall be substantially completed within twenty-four (24) months of the date of occupancy and no temporary building shall be occupied for dwelling purposes upon said lots during the construction thereof.

4. In the interest of preserving and protecting water supplies, wildlife and the natural appearance of the area, the property and any waters, streams, or ponds located upon the property shall not be used for any purpose which might tend to pollute the waters or create a nuisance. No livestock or poultry of any kind shall be bred, kept or raised on any lot, except that dogs, cats and other domestic pets may be kept, provided that they are not bred, kept, or maintained for any commercial purpose.

5. Further subdivision of the approved lots shall be prohibited.

6. Any septic sewage system installed on the lot shall be installed in accordance with the plan indicated on the Soils Report Map of Stephen Thomas and Maynard Ingraham, filed with the Department of Environmental Protection and recorded in the Knox County Registry of Deeds.

Above restrictive covenants are recorded in the Knox County Registry of Deeds at Book 721, Page 69.

For Grantor's source of title reference may be had to deed from Gary S. Talbot and Abigail A. Talbot to Ronald E. Reed and Virginia Reed dated December 17, 1987, recorded in Knox County Registry of Deeds, Volume 1235, Page 155; and deed from Ronald E. Reed to Virginia Reed dated March 13, 1996, recorded in said Registry, Volume 2008, Page 110.

IN WITNESS WHEREOF, the said Virginia Reed has hereunto set her hand and seal this 10th day of May, 2000.

Signed, Sealed and Delivered
in presence of

Virginia Reed

STATE OF MAINE
Piscataquis, ss. May 10, 2000

Personally appeared the above named Virginia Reed and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Deborah A. Lewis
~~Attorney at Law~~
Notary Public Deborah A. Lewis
Printed name:
My commission expires: March 12, 2002

KNOX SS: RECEIVED
2000 MAY 22 AM 8:08
ATTEST:
Robert M. Crane
REGISTER OF DEEDS

SEAL