Bk 16787 Pg1 #6360
03-31-2023 @ 03:35p

N O T A N O F F I C I A L C O P Y
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WARRANTY DEED

N O T A N O F F I C I A L C O P Y
N O T A N O F F I C I A L C O P Y

Benjamin Liliav of Hollywood, Broward County, Florida, **and Zhanna Liliav**, of Bangor, Penobscot County, Maine for consideration paid, grant(s) to **Nazrin Dixon and Mark K. Laverdiere** of Bangor, Penobscot County, Maine (whose mailing address is 65 Benjamins Way, Bangor, ME 04401) **as Tenants in common** 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 Matthew W. Stairs and Lisa Stairs to the grantor(s) herein, dated July 18, 2013, recorded in Penobscot Registry of Deeds, Book 13260, Page 71.

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 28 day of March, 2023.

WITNESS:

Kassandra Custals

Benjamin Liliav
Benjamin Liliav

STATE OF FLORIDA
miami-Dade, ss

MARCH 28, 2023

Then personally appeared the above-named Benjamin Liliav and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Public/Justice of the Peace
Commission Expiration:

PEDRO ROBERTO OJEDA NOTARY PUBLIC MY COMMISSION EXPIRES 4-24-2026 STATE OF FLORIDA COMMISSION NUMBER HH 237613

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WITNESS:

NOT AN OFFICIAL COPY

Zhanna Liliav

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

STATE OF Florida, county of Broward, ss

March 29, 2023

Then personally appeared the above-named Zhanna Liliav and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,
Stephanie Garcia

Notary Public/Justice of the Peace
Commission Expiration:

File No.: 2023-654

STEPHANIE GARCIA
Notary Public - State of Florida
Commission # GG 924683
My Comm. Expires Oct 21, 2023

NOT AN OFFICIAL COPY

File No: 2023-654

"Exhibit A"

A certain lot or parcel of land, together with any buildings or improvements thereon, in the City of Bangor, County of Penobscot and State of Maine, bounded and described as follows:

Lot 6 according to Church Woods Subdivision, Church Road and Skyline Road, Bangor, Maine, dated September 17, 2003 and recorded in the Penobscot County Registry of Deeds in Map File 2004-3, to which reference is hereby made.

This conveyance is made expressly subject to the Declaration of Developer's Restrictive Covenants, Church Woods Subdivision, recorded in the Penobscot County Registry of Deeds in Map File 2004-3, which will run with the property for perpetuity and be binding upon the Grantees, their heirs and assigns forever. These restrictions shall be incorporated into any subsequent deed or legal instrument by which the owner conveys any interest. The covenants are enforceable in the courts of the State of Maine, in a proceeding either at law or in equity, brought by any owner of any lot in the subdivision.

1. The proposed subdivision property shall not be subdivided further, including purposes for rent, lease, or sale, and no part of any lot less than the whole shall be rented, leased or sold.

2. These lots shall be used for single-family residences only. No commercial or industrial business activity is permitted.

3. No mobile homes shall permitted on any lot. Unusual architectural styles, such as Quonset huts, geodesic domes, sod houses, underground homes, or the like are not permitted. No temporary structures are permitted to remain on any lot, except for those needed during construction.

4. Each single-story home shall contain not less than one thousand eight hundred square feet of finished living space, excluding the garage, basement, deck, or storage areas. Each multi-story home shall contain not less than two thousand four hundred square feet of finished living space, excluding the garage, basement, deck, or storage areas. Each residence shall have an attached garage containing not less than five hundred square feet on one level, suitable for the storage of two typical automobiles.

5. All buildings shall be erected, completed and landscaped within one year of the building permit issuance date. No building shall be allowed to remain that does not have a finished exterior of vinyl or clapboard siding, stone, masonry, or similar surface (ie. sheathing board or paper, insulation board, etc. is not acceptable). All disturbed soil areas must be finished graded, seeded, mulched, etc. within that time period.

6. Standard sediment and erosion control measures according to the "best management practices for construction" must be implemented properly for all construction activity or soil disturbances on this site.

7. Building setbacks are the current setbacks required in the City of Bangor's "RR&A" zone. City setbacks are to be verified and followed at the time of construction.

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8. No livestock, poultry, or other animals shall be raised, bred or kept on any lot, except for dogs, cats, and similar household pets, which may be kept, but not bred or maintained for commercial purposes. Dogs, cats or similar household pets shall be limited to a maximum of three.

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9. No unregistered or junked vehicles may be stored on the premises.

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10. Residents/inhabitants of Church Woods Subdivision shall have rights to enjoy the benefits of the open space easement area (2.09) acres, as shown by this plan.

11. Drainage easements shown over lots 11, 5, 4, 3 and 14 shall benefit the City of Bangor. The City of Bangor shall have the right to enter upon the easement areas as shown with maintenance vehicles as necessary to maintain stormwater drainage flow patterns. Lot owners shall not disturb easement areas without agreement between the lot owner and the City of Bangor.

Subject to easements granted by Lavallee & Ide, Inc. to the City of Bangor by instrument dated January 9, 2004 and recorded in the Penobscot County Registry of Deeds at Book 9160, Page 78.

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