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Register of Deeds Laura L Price

TRANSFER TAX PAID

WARRANTY DEED

DLN #: 1002140136788

KNOW ALL MEN BY THESE PRESENTS, that we, **ROBERT SEAMES and KAREN SEAMES (f/k/a KAREN BUNDY)**, of Bryant Pond, Oxford County, Maine, for consideration paid, grant to **JOSEPH COUTURE and VIRGINIA COUTURE,** of Augusta, Kennebec County, Maine, with **WARRANTY COVENANTS, as JOINT TENANTS,** a certain lot or parcel of land, together with any buildings thereon, situated in the Town of St. Albans, County of Somerset, and State of Maine, bounded and described as follows:

See Schedule A attached hereto and incorporated herein by reference.

THIS conveyance is made subject to and benefitted by any and all easements, appurtenances and out-conveyances of record, insofar as the same may affect the subject premises.

WITNESS our hands and seals this 26th day of March, 2021.

Signed, Sealed and Delivered in the presence of:

Witness — Robert Seames
Robert Seames

Witness — Karen Seames
Karen Seames (f/k/a Karen Bundy)

STATE OF MAINE
COUNTY OF KENNEBEC — March 26, 2021

Then personally appeared the above-named Robert Seames and karen Seames (fk/a Karen Bundy) and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

David M. McCullum, Attorney at Law

4 IXN

SCHEDULE A

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of St. Albans, County of Somerset, State of Maine, being Lot #11, containing 0.526 acres, more or less, as shown on an approved subdivision plan entitled "Big Indian Estates Subdivision (Phase II)", Big Indian Pond, St. Albans, Maine, for Peter M. Brower, prepared by Plisga & Day Land Surveyors, dated November 10, 1986, recorded at the Somerset County Registry of Deeds in Plan File B-86, Page 136.

ALSO conveying to the grantees as shown on Plan "Deed Access to Lake situated between Lot 10 and 11".

THE above-described lots are SUBJECT to the following Amended Covenants and Restrictions that have been recorded at the Somerset County Registry of Deeds in Book 2131, Page 73 on August 25, 1995, which, together with the following rights, shall be in the nature of covenants with the land:

1. Each lot may be used only for a single-family dwelling, house, garage and guest house for non-commercial purpose, terrace, deck, patios, storage buildings, boat sheds and other customary accessory uses are permitted.

2. No trade or business use may be conducted on any lots, with the exception of an in-home business.

3. No structure or a temporary character, trailer, basements, sheds, shacks or garages or other forms of mobile dwellings or out-buildings shall be used at any time as a residence; provided, however, that nothing herein contained shall restrict the owner of a property from camping on his or her lot using any recreational camping equipment or vehicle. Only recreational vehicles built after 1980 may be used for temporary camping on the lot shown herein.

   This may be done on a seasonal basis and under no circumstances be called a residence.

4. All structures erected on said lot shall be finished with clapboards, log siding, stone, masonry or other finished siding which shall be compatible with surrounding dwellings.

5. All lots and structures built thereon are subject to and shall comply with all zoning laws and rules and regulations and ordinances of the municipality, county and state, relative to the construction and use of buildings, sewage disposal, National Flood Insurance Program (if applicable), and all other uses of property.

6. All lot owners shall locate their respective subsurface sewerage disposal system where designated on said Plan, unless alternate sites are located under the Maine State Plumbing Code Standard.

7. All lots shall have a five (5) foot setback (sidelines) and a minimum of ten (10) feet setback form the edge of the road, right of way line.

8. Any building shall be completed within one (1) year after commencement of construction.

9. Minimum floor area of any dwelling shall be four hundred (400) square feet, exclusive of porch area, garage and out-buildings.

10. All lawns, or other suitable landscape areas shall be maintained in an attractive manner; no trash, waste, filth, tools, junked cars, appliances or refuse shall be allowed to accumulate on the lot and exterior of the residence in such a manner as to give an unsightly appearance, to create a nuisance or depreciate the subdivision. All clotheslines shall be placed behind residences so as not to cause an unsightly area.

11. No mobile homes built before ten (10) years of placement of the property are allowed on the lot shown herein.

12. The Developer reserves the right to review and approve the plans and placement (site location) of any dwelling and accessory structure on the lots shown herein.

13. The Developer reserves the right of first refusal on all lots with no structures or dwelling units which are offered for resale.

14. No further subdivision of any of the parcels within this subdivision may be undertaken at any time.

BY acceptance of this deed, grantees become a member of the Indian Heights Road Association, to own and maintain Indian Heights Drive, a private way in the Town of St. Albans, Maine, running westerly from Route 23, so-called, as depicted on said Plan, and to be the recipient of a recreational easement relating to the usage of a recreation area established by Peter M. Brower for the benefit of lot owners in Indian Heights Subdivision and others and agree to be bound by the reasonable rules and regulations of said Association.

SAID recreational easement to be for the use of the following area:

A certain lot or parcel of land situated on the northerly side of, but not adjacent to, State Route 43, so-called, and the westerly side of, but not adjacent to, State Route 23, so-called, in the Town of St. Albans, Somerset County, Maine, being more particularly bounded and described as follows:

> BEGINNING at a point being a found pipe on the northerly line of lands now or formerly of Laura J. Field as described in the deed recorded at the Somerset County Registry of Deeds in Book 487, Page 142, and also marking the southerly corner of lands now or formerly of Arthur Vicnaire as described in the deed recorded at said Registry in Book 568, Page 190, said found pipe also being

shown on the former Massow Family Farms, Inc., Property for Peter M. Brower, dated August 1, 1988, and prepared by Plisga & Day, Land surveyors;

THENCE North 6° East along the lands of said Vicnaire a distance of four hundrd forty (440) feet to a point from which the later mentioned tie line begins;

THENCE continuing North 6° 00' 00" East along the lands of said Vicnaire, a distance of ten (10) feet, more or less, to the center of a stream;

THENCE Southerly along the center line of said stream, a distance of two hundred ninety (290) feet, more or less, to a point;

THENCE South 82° 15' 00" East a distance of thirteen (13) feet, more or less, to a point, a tie line from the aforementioned tie line point to this point is South 26° 19' 45" East and a distance of two hundred eight-nine and fifty-two hundredths (289.52) feet;

THENCE South 12° 02' 55" East a distance of two hundred twelve and fifty-seven hundredths (212.57) feet to a point on the northerly line of lands of said Field;

THENCE North 82° 15' 00" West along the lands of said Field, a distance of two hundred twenty and seventy-nine hundredths (220.79) feet to the point of beginning.

CONTAINING one and forty-six hundredths (1.46) acres, more or less.

ALSO with a right of way in the form of a foot patch from the above described parcel to Indian Heights Drive, so-called, said Drive is shown on the said Survey Plan of the Massow Family Farms, Inc. Property. The location of said right of way to be determined by the grantor.

THE basis of bearing for this description is the observed magnetic meridian of November 1997.

SUBJECT to any and all easements and rights of ways of record.

BEING the same premises conveyed in a deed from Peter M. Brower to Robert Seames and Karen Seames (f/k/a Karen Bundy), dated January 23, 2020, recorded at the Kennebec County Registry of Deeds in Book 5520, Page 92.

DM-6607