WARRANTY DEED
Joint Tenancy

Know all Persons by These Presents that we, **JOHN F. SHERWOOD** and **MARIE E. SHERWOOD**, of Scarborough, County of Cumberland, State of Maine,

in consideration of one dollar and other valuable considerations

paid by **PHILIP L. MCCARTHY** and **SUSAN M. MCCARTHY** of Westford, Massachusetts, and whose mailing address is 86 Providence Road, Westford, Massachusetts 01886,

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Philip L. McCarthy and Susan M. McCarthy, as joint tenants and not as tenants in common, their heirs and assigns forever,

"MAINE REAL ESTATE TRANSFER TAX PAID"

That certain lot or parcel of land, together with buildings and improvements thereon, situated in the Town of **STOCKTON SPRINGS**, County of Waldo, State of Maine, more particularly bounded and described in Schedule A, attached hereto and made a part hereof.

To have and to hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Philip L. McCarthy and Susan M. McCarthy, as joint tenants and not as tenants in common, their heirs and assigns, to their use and behoof forever.

And we do **covenant** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said John F. Sherwood and Marie E. Sherwood, have hereunto set our hands and seals this 29 day of the month of AUGUST, 2015.

Signed, Sealed and Delivered in the presence of

Witness

John F. Sherwood

Witness

Marie E. Sherwood

State of Maine
County of Cumberland

August 29th, 2015

Then personally appeared the above named John F. Sherwood and acknowledged the foregoing instrument to be his free act and deed.

Before me,

PATRICK J. QUINN JR.
Notary Public, Maine
My Commission Expires
June 10, 2018

Notary Public

PATRICK J QUINN JR

Printed Name

My Commission Expires 6/10/2018

SEAL

LW/ch
RE-Stockton Springs-Sherwood to McCarthy

SCHEDULE A

That certain lot or parcel of land, together with buildings and improvements thereon, situated in the Town of Stockton Springs, County of Waldo, State of Maine, more particularly bounded and described in a Warranty Deed from Fort Point Cove, Inc. to John F. Sherwood and Marie E. Sherwood, dated May 4, 1989, recorded in Waldo County Registry of Deeds Book 1093, Page 317, as follows:

"Beginning at an iron rod at the northwesterly corner of Lot #3 of the Fort Point Cove Acres subdivision on the generally southerly bound of Lelgraden Avenue; thence running south fifteen degrees twelve minutes thirty seconds east (S 15° 12' 30" E) along the westerly bound of said Lot #3 a distance of four hundred eighty-one and five one-hundredths feet (481.05') to an iron rod on the northerly bound of land of the Bangor and Aroostook Railroad; thence running approximately south sixty-six degrees thirty-six minutes forty-five seconds west (S 66° 36' 45" W) a distance of one hundred nine and ninety-two one-hundredths feet (109.92') to a point; thence continuing south sixty-six degrees thirty-six minutes forty-five seconds west (S 66° 36' 45" W) a distance of eighty-nine and sixty-three one-hundredths feet (89.63') to an iron rod; thence running north fifteen degrees twelve minutes thirty seconds west (N 15° 12' 30" W) a distance of five hundred forty-seven and fifty-six one-hundredths feet (547.56') to an iron rod on the southerly bound of the aforesaid road; thence running north eighty-four degrees forty-seven minutes thirty seconds east (N 84° 47' 30" E) along the southerly bound of said road a distance of two hundred feet (200') to an iron rod and the point of beginning; containing two and thirty-three one-hundredths (2.33) acres, more or less; being Lot #4 of the Fort Point Cove Acres subdivision.

Also hereby conveying a right of way for general ingress and egress as well as for utility lines for use in common with other owners in said subdivision fifty feet (50') in width over and along Lelgraden Avenue as depicted on the subdivision map recorded in the Waldo County Registry of Deeds.

The above-described premises are subject to the following restrictive covenants, to wit:

1. Only wood frame single family dwellings will be constructed.

2. No farm animals will be maintained on the premises.

3. No mobile home will be installed or maintained on the premises except for reasonable periods of time during construction of a single family, wood frame structure.

4. No junk or abandoned cars will be maintained on the premises.

5. The above-described premises shall be utilized for residential purposes only.

6. These covenants run with the land are to be binding on the Grantor, and Grantees, as well as their respective heirs and assigns."

It is meant and intended to describe and convey and does hereby convey all that premises conveyed by Warranty Deed of Fort Point Cove, Inc. to John F. Sherwood and Marie E. Sherwood, dated May 4, 1989, recorded in Waldo County Registry of Deeds Book 1093, Page 317.

LW/ch
RE-Schedule A-Sherwood, John

WALDO SS: RECEIVED
Sep 14,2015
at 08:20A
ATTEST: Stacy L. Grant
REGISTER OF DEEDS