OPR BK 12353 PGS 238 - 240 07/18/2016 01:21:18 PM
INSTR # 2016016021 # OF PAGES 3
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

NO TRANSFER TAX PAID

WARRANTY DEED

Mitsuko Anderson of Las Vegas, Nevada, being unmarried, formerly **Mitsuko Asselin** of Auburn, Maine, for consideration paid, grants to **Lisa Asselin**, whose mailing address is 23 Easy Street, Litchfield, Maine 04350, and **Michelle Asselin**, whose mailing address is 6830 Pacific Echo Court, Las Vegas, Nevada 89139, with WARRANTY COVENANTS as tenants in common, the land and improvements in Litchfield, Kennebec County, State of Maine:

Two (2) certain lots or parcels of land with the improvements thereon situated on the northerly side of Easy Street in Litchfield, County of Kennebec, State of Maine, and being more particularly bounded and described as follows:

LOT #1

Commencing at an iron pin on the Northerly side of said Easy Street and the Southwest corner of Lot No. A4; thence in a general North Northwesterly direction along the Westerly boundary of said Lot No. A4 two hundred (200) feet, more or less, to an iron pin at the Northwest corner of said Lot No. A4; thence in a general West Southwesterly direction in a line parallel with said Easy Street one hundred (100) feet, more or less, to an iron pin at the Northeast corner of Lot No. A6; thence in a general South Southeasterly direction along the Easterly boundary of said Lot No. A6 two hundred (200) feet, more or less, to an iron pin at the Southeast corner of said Lot A6 and the Northerly side of said Easy Street; thence in a general East Northeasterly direction, following the contour of said Easy Street one hundred (100) feet, more or less, to the point of beginning.

LOT #2

Commencing at an iron pin on the Northerly side of said Easy Street and Southwest corner of Lot No. A5; thence in a general North Northwesterly direction along the Westerly boundary of said Lot No. A5 two hundred (200) feet, more or less, to an iron pin at the Northwest corner of said Lot No. A5; thence in a general West Southwesterly direction in a line parallel with said Easy Street one hundred (100) feet, more or less, to an iron pin at the Northeast corner of Lot No. A7; thence in a general South Southeasterly direction along the Easterly boundary of said Lot No. A7 two hundred (200) feet, more or less, to an iron pin at the Southeast corner of said Lot No. A7 and the Northerly side of said Easy Street; thence in a general East Northeasterly direction, following the contour of said Easy Street one hundred (100) feet, more or less, to the point of beginning.

Being Lots No. A5 and A6 as delineated on plan of survey entitled: Easy Street Oak Hill Acres, dated May 1968, and recorded in the Kennebec County Registry of Deeds in Plan Book No. 35, Page 23, to which reference is hereby made for a more particular description of the aforesaid premises; and being a part of those lots of land conveyed to Tacoma Realty Company by Warranty Deed of Lewis B. Small, and Ardis B. Small, dated October 2, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1459, Page 382.

It is understood and agreed by and between the parties that this conveyance is made and accepted, and said realty is hereby granted upon and subject to the following covenants, conditions, restrictions, and reservations, which covenants, conditions, restrictions and reservations shall apply to and run with the said land, and shall be binding upon the grantees, their heirs and assigns:

(3) FFD

1. No building or structure shall be erected within twenty-five (25) feet of any of the front lines of these premises, within fifteen (15) feet of any of the side lines of said premises or within twenty (20) feet of any of the back lines of said premises; corner lots should be governed by the facing of the buildings or structures to be placed thereon; septic tanks shall be install in accordance with the laws of the Town of Litchfield, Maine and the State of Maine; 2. The premises herein conveyed shall be used for residential purposes only; 3. No main building, dwelling, or structure to have less than a minimum floor area of four hundred eighty (480) square feet. All buildings, dwellings, and structures constructed of wood or metal shall be either shingled, stained or painted with two coats of paint. Each building, dwelling, or structure to be constructed thereon shall be completed within two years after commencement of building; 4. On Lots Nos. A1 through A10 as delineated on plan of survey entitled: Easy Street Oak Hill Acres, dated May 1968, and recorded in the Kennebec County Registry of Deeds in Plan Book No. 35, Page 23, no tents, Quonset huts, temporary buildings, structures, and dwellings, trailers, mobile homes, and house trailers, whether or not on wheels, block foundations, or on permanent foundations, and whether or not annexed or joined to permanent buildings, structures, and dwellings shall be placed in and upon said Lots Nos. A1 through A10 except temporarily during construction of the family dwelling; 5. No signs for advertising purposes shall be erected or placed on the premises; 6. No livestock, animal or poultry, shall be kept or maintained on the premises except household pets; 7. All garbage or rubbish shall be kept or disposed of in a proper manner; 8. No sewerage, waste, garbage, rubbish or other similar substance shall be placed or thrown into Buker Pond; 9. No outdoor fires of any kind shall be permitted on the property conveyed except in a proper receptacle, fireplace or barbecue pit and under permit from the town authorities of said Litchfield and the State of Maine; 10. No use of said property shall be permitted that is not in full compliance with the laws, rules and regulations of the United States of America, the State of Maine and the Town of Litchfield or which shall be an annoyance or nuisance to the neighborhood; 11. The grantor, for itself, its successors and assigns, hereby reserves the right without further assent or permit from the Grantees, their heirs and assigns, to itself or to grant to any public utility company, municipality or water company, the right to erect and lay or cause or permit to be erected, laid, maintained, removed or repaired, in all roads, streets, avenues or ways on which said above premises abuts, electric light, telephone and telegraph poles and wires, water, sewer and gas pipes and conduits, catch basins, surface drains and other customary or usual appurtenances as may from time to time, in the opinion of the grantor or any public utility company, water company or municipality, be deemed necessary or useful in connection with the beneficial use of said roads, streets, avenues and ways as shown on the plan of survey hereinbefore mentioned and only in and on said land previously described when necessary to effectuate any of the foregoing purposes and all claims for damages, if any, by the construction, maintenance and repair thereof, or on account of temporary or other inconvenience caused thereby against the grantor or any public utility company or municipality or any of its agents or servants are hereby waived by the grantees for themselves and their successors in title; 12. An annual assessment will be made upon the abutting lot owners of said Easy Street for the cost of the maintenance and upkeep of said Easy Street.

There is also conveyed and granted to the grantees, their heirs and assigns forever, a right of ingress and egress in common with others now and hereafter designated in, upon, and over Lot No. 4 to Buker Pond, as delineated on Plan of Survey recorded at the Kennebec Registry of Deeds in Plan Book 34, Pages 50-51. It is herein mutually agreed that said grantees shall share the expense of upkeep and maintenance of said Lot No. 4 with other grantees who share the use of the same in common.

Being all and the same premises conveyed to **Donald R. Asselin** and **Mitsuko Asselin** by Warranty Deed dated August 15, 1975, recorded in Kennebec County Registry of Deeds in Book 1840, Page 335. Grantor is sole surviving joint tenant, the said **Donald R. Asselin** having died January 11, 2016. The premises hereby conveyed are a gift from mother to daughters.

WITNESS my hand and seal this 24 day of June, 2016.

Witness

Mitsuko Anderson

State of Nevada
Clark, ss

Dated: June 24, 2016

Then personally appeared the above named **Mitsuko Anderson** who acknowledged the foregoing instrument to be her free act and deed.

Before me,

C. GUTIERREZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 15-2753-1
MY APPT. EXPIRES MAY 29, 2019

Notary Public

C. Gutierrez
Printed Name

My Commission Expires: 5/29/2019