NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19706 PG 888**
Instr # 2025024624
07/29/2025 11:08:37 AM
Pages 4 YORK CO

Return to:
Pauline Bellizia and Dawn Marshall
41 Kings Court
Wells, ME 04090

Transfer Tax:$3,960.00
DLN NO: 2928252

Maine R.E. Transfer Tax Paid

WARRANTY DEED

Marie-Christine Beaudet, of 41 Kings Court, Wells, ME 04090, for consideration paid, grants to **Pauline Bellizia and Dawn Marshall**, of 34 Longmeadow Rd, Beverly, MA 01915, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Richard L. Meunier and Nancy J. Meunier dated 11/30/1995 and recorded at Book 7645, Page 250 in the York County Registry of Deeds.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

Executed this 25th day of July, 2025

Marie Christine Beaudet

State of Maine

County of York 7/25/2025

Then personally appeared before me the said **Marie Christine Beaudet** and acknowledged the foregoing instrument to be her free and voluntary act and deed.

Notary Public/Attorney at Law
Commission expiration:

SARA MERRILL
NOTARY PUBLIC
State of Maine
My Commission Expires
April 24, 2032

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the southwesterly side of Kings Court, so-called, in Wells, County of York and State of Maine, and being Lot No. 6 as shown on "Plan Showing Kings Court Acreage, Wells, Maine, Scale 1 in. = 50 ft. Sept. 8, 1965 Libby & Dow - Engrs - Saco, Me." duly recorded in the York County Registry of Deeds in Plan Book 41, Page 30, said lot being more particularly bounded and described as follows:

BEGINNING at an iron pipe set in the ground at the easterly corner of Lot No. 5 as shown on said Plan;

thence running southeasterly by a regular curve deflecting to the right having a radius of 30 feet and a chord distance of 12.33 feet to a point;

thence southeasterly, easterly and northeasterly by a curve deflecting to the left having a radius of 50 feet to the southeasterly corner of Lot No. 7 as shown on said Plan;

thence running southeasterly 5 feet to a stone wall and land of one Hilton;

thence running southwesterly along said stone wall 157.12 feet to a corner of said wall;

thence running northwesterly by a stone wall and land of one Chaney 102.56 feet to an iron in the stone wall at the southerly corner of said Lot No. 5;

thence running northeasterly along said Lot No. 5, 2.1 feet, more or less, to an iron pipe set in the ground; thence continuing the same course 128.87 feet to the point of beginning.

The above described premises are conveyed subject to the following conditions and restrictions which shall run with the land and be in effect until the year two thousand A.D.

1. No cows, horses, pigs, sheep, dog kennels or other animals shall be kept on the above-described premises, except pets normally found in a household.

2. No lot shall be used for commercial purposes, doctors, dentists and lawyers not being considered commercial purposes.

3. Said premises shall be used for residential purposes only and each lot shall be occupied by only one residential unit with buildings designed as a residence for only one family.

4. The main foundation for each residential unit must be set back from the street line, at least twenty-five feet and from each sideline, at least fifteen feet.

5. The above premises are further conveyed subject to the conditions that the residential unit and appropriate out buildings erected on said lot, must be fully completed on the exterior and the

grounds landscaped within twelve months from the start of construction, strikes, accidents and unavoidable catastrophe excepted.

6. No trailers, mobile homes or similar housing units shall be erected or permitted to remain on said lot.

All of the above restrictions and conditions shall be enforceable in law or equity by grantees, their heirs and assigns, at the expense of the owners of the premises violating any of said restrictions or conditions.