MAINE REAL ESTATE TRANSFER TAX PAID

BK14531 PGS 244 - 244 08/01/2022 02:36:20 PM
INSTR#: 2022018419 ATTEST: DIANE WILSON
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

WARRANTY DEED
Statutory Short Form

DLN: 1002240203780

KNOW ALL BY THESE PRESENTS, That **I, Jayson R. Hunt**, whose mailing address is **200 Hancock Street #605, Bangor, ME 04401**, for consideration paid, grant to **Sarah Green** whose mailing address is **18 Casco Street, Portland, ME 04101,** with Warranty Covenants, the real property in the City of **Augusta**, County of **Kennebec** and State of **Maine**, more particularly described as follows:

A certain lot or parcel of land with the buildings thereon situated in the City of Augusta, County of Kennebec and State of Maine in Forest Park Development, so-called, and being designated as Lot Numbered Twenty-one (21) on Plan of said Forest Park, W. W. Hill, Eng., dated January 7, 1957, and recorded in the Kennebec County Registry of Deeds in Plan Book 20, Page 46 to which reference is hereby made.

This conveyance is made subject to the following restrictions; No dwelling or other principal building shall at any time be placed on the within granted premises costing less than Ten Thousand ($10,000.00) dollars, and no building shall be placed on the within granted premises at a distance of less than Twenty-five (25) feet from the existing street lines nor less than Ten (10) feet from the other lines of the within granted premises. No building or other erection on the within granted premises shall be used for commercial or industrial purposes except with the written consent of Stanley A. Smith, his heirs or assigns, and no animals other than household pets shall be kept on the premises.

Meaning and intending to convey and conveying the real property described in a deed to **Jayson R. Hunt** dated October 24, 2008 and recorded with the Kennebec County Registry of Deeds in Book 9893, Page 155.

Witness my hand and seal this 29th day of July, 2022.

Witness:

Jayson R. Hunt

STATE OF **MAINE**
COUNTY OF **KENNEBEC**, ss. July 29, 2022

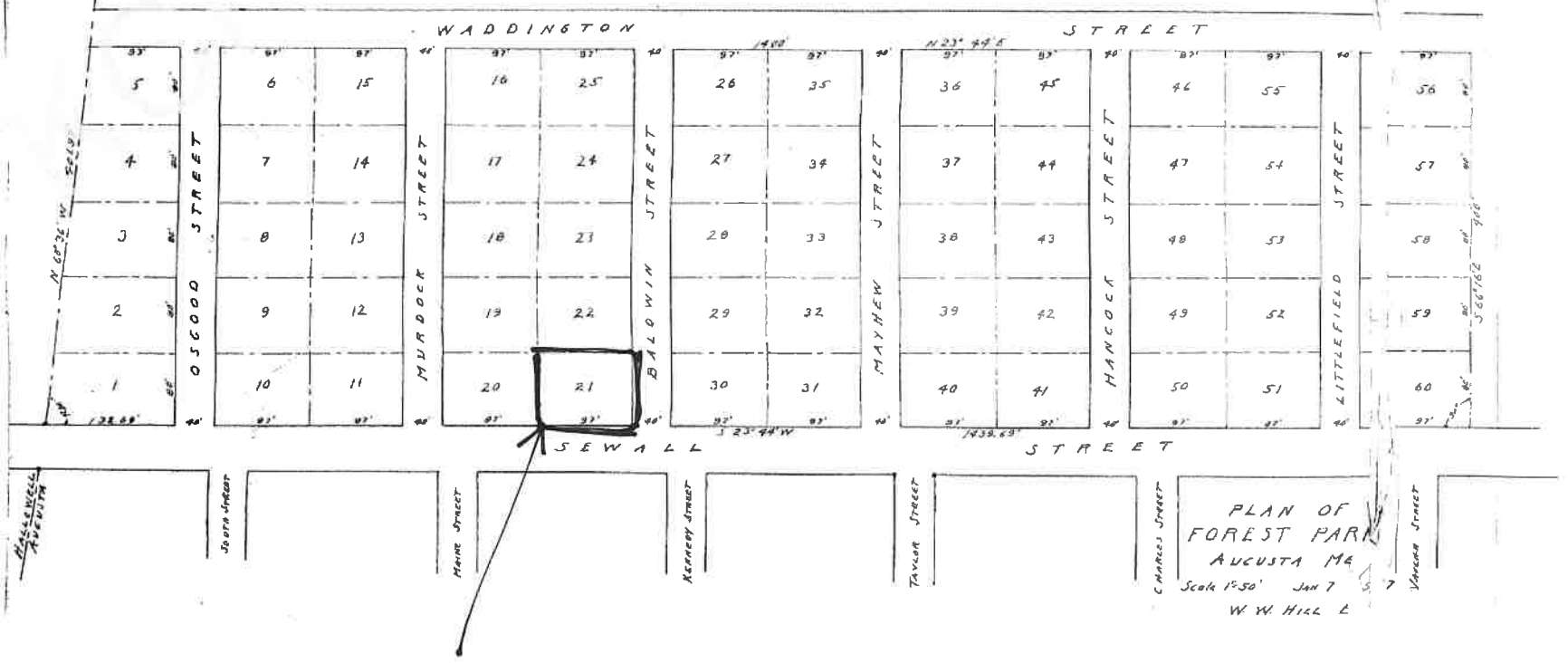
Personally appeared on the above date, the above-named **Jayson R. Hunt** and acknowledged the foregoing instrument to be his free act and deed.

MELISSA A. CHASON
NOTARY PUBLIC
STATE OF MAINE
MY COMM. EXP. MAY 15, 2025

Before me,

Notary Public/Attorney at Law
Print name: Melissa A. Chason

PLAN BOOK 20
PAGE 46



SUBJECT PROPERTY
2 BALDWIN ST
AUGUSTA