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MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

DLN: 1002440280702

PAS Construction LLC, a Maine limited liability company with a principal place of business situated in Brunswick, County of Cumberland and State of Maine, for consideration paid, grants to **Eduardo Teixeiras and Djenane Rosa Bittencourt Teixeiras** of Bar Harbor, County of Hancock and State of Maine, as joint tenants, with **quitclaim covenant**, a certain lot or parcel of land situated in Brunswick, County of Cumberland and State of Maine, more fully in Exhibit A, attached hereto.

WITNESS our hands and seals this 17th day of July, 2024.

Signed, Sealed and Delivered in presence of:

PAS Construction LLC

WITNESS

Paul A. Sharon, Manager and Member

WITNESS

Amy K. Sharon, Manager and Member

STATE OF MAINE
CUMBERLAND COUNTY, ss.

The foregoing instrument was acknowledged before me this July 17, 2024, by Paul A. Sharon, Manager and Member of PAS Construction LLC, a Maine limited liability company on behalf of the limited liability company.

Attorney at Law / Notary Public

LEAH CRAWFORD
Notary Public, State of Maine
My Commission Expires 5/9/2029

Initial ET

Initial DRBT

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DOC :24755 BK:40874 PG:29
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/18/2024, 02:10:47P
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in Brunswick, Cumberland County, Maine, more particularly described as follows:

Lot 12 depicted on Plan entitled, "**Amended Recording Plan for Beacon Ridge Subdivision For Record Owner Ecopath Developers LLC**", prepared by Little River Land Surveying, Inc., dated through May 6, 2021, approved by the Town of Brunswick Maine Planning Board on May 19, 2021, and recorded in the Cumberland County Registry of Deeds in **Plan Book 221, Page 290**. Said lot is conveyed SUBJECT TO and TOGETHER WITH all easements, conditions, and restrictions set forth on said plan.

SUBJECT TO Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Beacon Ridge Subdivision dated April 19, 2018, and recorded in the Cumberland County Registry of Deeds in Book 34788, Page 100, as affected by First Amendment to Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Beacon Ridge Subdivision, dated June 4, 2021 and recorded in Book 38290, Page 159.

Fire Suppression. The Lots in Beacon Ridge Subdivision are located in the "out of hydrant district" with the nearest fire hydrant being 3000 LF away from Beacon Drive, as of the date of the filing of these Covenants. This condition of limited water supply at the site of the subdivision may result in increased homeowner insurance rates. It is a requirement of the Town of Brunswick, that a seller of any Lot shall disclose this limitation to any prospective buyer prior to any sale and that this information is included on any deed.

FURTHER SUBJECT TO Bylaws of Beacon Ridge Homeowners Association dated April 19, 2018, and recorded in the Cumberland County Registry of Deeds in Book 34788, Page 114.

FURTHER SUBJECT TO easements and matters as recorded in the Cumberland County Registry of Deeds, as applicable.

MEANING AND INTENDING to convey and hereby also conveying a portion of the premises set forth in Deed from Sandy Ridge Corporation to EcoPath Developers, LLC, dated September 2, 2016, and recorded in Book 33433, Page 70, as affected by Deed from Sandy Ridge Corporation to EcoPath Developers LLC dated November 10, 2021, and recorded in Book 38890, Page 243. SEE ALSO Deed from EcoPath Developers, LLC to PAS Construction, LLC, to be recorded herewith.

Initial ET Initial DRBT