OPR BK 14569 PGS 68-69 09/09/2022 08:48:17
INSTR # 2022022169 # OF PAGES 2
ATTEST: DIANE WILSON
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

WARRANTY DEED

ROLAND G. QUIROIN, by his Durable Power of Attorney, Laurie Brewer, with a mailing address of 21 First Avenue, Augusta, ME, for consideration, grants to **CALLIE FOWLER**, with a mailing address of 32 Belgrade Road, ~~Belgrade~~ Oakland, Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Augusta, Kennebec County, State of Maine, bounded and described as follows, to wit:

See Attached Exhibit A for a complete description.

Meaning and intending to convey the same premises as conveyed to Roland G. Quirion and Judith Ann Quirion by deed of Robert A. Chellis and Martha E. Chellis dated December 12, 1969 and recorded in Book 1484, Page 832 of the Kennebec County Registry of Deeds. Judith Ann Quirion died on August 27, 2019 leaving Roland G. Quirion as surviving tenant.

WITNESS our hands and seal this 8th day of September 2022

Laurie Brewer

ROLAND G. QUIRION
By: Laurie Brewer, his POA

STATE OF MAINE
COUNTY OF KENNEBEC September 8, 2022

Personally appeared the above-named **Laurie Brewer** and acknowledged the signing of the foregoing instrument to be her free act and deed in said capacity.

Before me,

Brian D. Condon, Jr.
Attorney at Law

(2)

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in Augusta, Kennebec County and State of Maine, and being lot number eighty-nine (89) as appearing on Plan of Westview Park by J.A. Bartlett, dated 1922 and filed in Plan Book 9, pages 66-67 in Kennebec Registry of Deeds November 14, 1928 to which plan is hereby made for a more particular description.

Said premises are subject to the following restrictions: No dwelling or other principal building shall at any time be placed on said lost costing less than $3,500.00 and no building or erection thereon shall be used for commercial or industrial purposes, or be other than a single family dwelling, nor shall any building be moved upon said lot, except with the written consent of Conrad E. Kennison. Any building, construction of which is started upon said lot, shall have its exterior completely finished within one year from the date such construction is started. All buildings shall be placed at least 15 feet back from the front line of the lost and no sod, earth, sand or gravel or trees shall be removed therefrom without the written consent of said Conrad E. Kennison.

Another certain lor or parcel of land in said Augusta, with the buildings thereon, if any, located Southerly of Thomaston Road and bounded and described as follows:

Bound on the North by land conveyed to Kenneth E. Keene by deed recorded in Kennebec Registry of Deeds Book 892, Page 590; said land now being owned by Bernard Turner; bounded on the East by the Easterly line extended of the lot formerly of George Thomas Macomber and Muriel Jean Macomber located on First Avenue; bounded on the South by the Northerly line of said lor formerly of said Macomber; and bound on the West by the Westerly line extended of said land formerly of said Macomber and being a parcel fifty (50) feet East and West and twenty-five (25) feet, more or less, North and South, lying in the rear of the lot described above.