

Return to:
Kathleen A. Cattoggio
1 Orchard Drive
Jay, ME 04239

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **Michelle D. Leavitt f/k/a Michelle D. Newcomb**, of PO Box 214, Livermore Falls, ME 04254, for consideration paid, grant to **Kathleen A. Cattoggio**, of 860 US Route 2 East, Suite #3, Wilton, ME 04294, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to Michelle D. Newcomb and Gerald A. Leavitt by deed of Joseph R.F. Landry dated 5/1/2001 and recorded at Book 2007, Page 242; also see Abstract of Divorce Decree dated 7/23/2012, DOCKET NO. FARFM-12-0037 and recorded at Book 3458, Page 270 in the Franklin County Registry of Deeds.

Executed this 12th day of May, 2015.

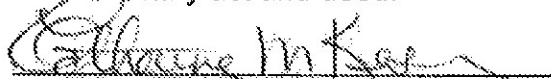


Michelle D. Leavitt

State of Maine
County of Franklin

May 12, 2015

Then personally appeared before me the said Michelle D. Leavitt and acknowledged the foregoing to be her voluntary act and deed.



Notary Public/Attorney at Law
Commission expiration:

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in said Town of Jay, County of Franklin and State of Maine and being further bounded and described as follows, to wit:

Beginning at a point on the west side of Orchard Drive, so-called, and said point being situated twenty (20) feet North of the northeast corner of Lot 13C as set forth on a Plan of Hillsdale Homesites and said Plan being recorded in the Franklin County Registry of Deeds in Book 1224, Page 31 and said Lot 13C being the premises of one Gerard Frochote al:

thence in a westerly direction and parallel to and at twenty (20) feet distant from the Northern boundary of said Lot 13C ninety-two (92) feet to an iron pipe set in the ground;

thence at right angle and proceeding northerly one hundred (100) feet to an iron pipe set in the ground and to the south side of Juniper Road, so-called;

thence Easterly, along said Juniper Road, one hundred (100) feet to an iron pipe set in the ground and to said Orchard Drive;

thence southerly, along the west bounds of said Orchard Drive, one hundred (100) feet and eight (8) inches to the place of beginning.

Subject to the following conditions and restrictions to wit: the property is sold only on condition that it is a dwelling site and the building to be erected upon said property is restricted to one dwelling and its appurtenances as may be considered as belonging to the home. Said dwelling to cost not less than 10,000. Trailers are not to be considered as qualifying as a home and are restricted. No building is to be erected nearer then twenty-five (25) feet of the road limits. The use of the property hereby conveys for is not to be used for commercial purposes or enterprises except as to such agricultural pursuits as producing fruits and vegetables. The above restrictions are binding on the said Grantors, their heirs, administrators and assigns.