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DLN: 10024402616221

DEED

CHARLENE C. CUMMINGS formerly known as Charlene D. Cote, of Auburn, County of Androscoggin, and State of Maine, for consideration paid, grant, convey and forever quitclaim to **CHARLENE C. CUMMINGS, sole Trustee, or her successors in trust, under the CHARLENE C. CUMMINGS LIVING TRUST dated December 27, 2023, and any amendments thereto,** of Auburn, County of Cumberland, and State of Maine, with quitclaim covenants, a certain lot or parcel of land situated in City of Auburn, County of Androscoggin, and State of Maine, more particularly bounded and described as follows:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

THIS Deed has been prepared without the benefit of a title examination. Grantor and Grantee acknowledge that no title examination has been performed, which may or may not disclose the status of title, reveal possible liens, clouds on title, or other matters normally disclosed by a title examination, including the possibility of another person having an interest in the property conveyed herein. Grantor and Grantee acknowledge the risks and have elected not to have an examination of this title, thereby releasing the preparer of this Deed from any and all loss, claim, demand, or liability resulting from a condition of title which may have otherwise been disclosed by a title examination.

IN WITNESS my hand and seal this 27th day of December 2023.

Witness

CHARLENE C. CUMMINGS, f/k/a Charlene D. Cote

State of Maine
County of Cumberland, ss.

Personally appeared before me CHARLENE C. CUMMINGS f/k/a Charlene D. Cote and acknowledged the foregoing instrument to be her free act and deed on December 27, 2023.

Before me,

GRACE ELIZABETH MAGGARD, Notary Public
My commission expires: August 7, 2030

GRACE ELIZABETH MAGGARD
Notary Public-Maine
My Commission Expires
August 07, 2030

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EXHIBIT A

(391 Beech Hill Road, Auburn)

The land and buildings situated at 391 Beech Hill Road in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

Being Lot No. 1 as delineated on a Subdivision Plan of Beech Hill Estates, as prepared for subdivider Franklin H. Goss by R.F. Bastow, RLS approved by the Auburn Planning Board on March 5, 1979 and recorded in the Androscoggin County Registry of Deeds on March 6, 1979, in Plan Book 28, Page 129.

The property is subject to certain restrictions as contained in a warranty deed from Suncrest Development Corporation to Joseph E. Theisen and Connie R. Theisen, dated December 27, 1995 and recorded in the Androscoggin County Registry of Deeds in Book 1926, Page 83 as follows:

1. No building shall be constructed or placed upon the lot except in accordance with elevation, layout, and location plans approved as to general appearance and compatibility with other homes in the neighborhood by Franklin H. Goss or by some person designated for that purpose by Franklin H. Goss, or by some person designated for such purpose by the owners of a majority of the lots abutting any street which is also abutted by the subject lot and lying no further than four hundred (400) feet from the subject lot, measured along such street in any direction.

The lot is further subject to certain building restrictions set forth in a warranty deed from Beech Hill Estates, Inc. to Suncrest Development Corporation, dated September 11, 1976, and recorded in the Androscoggin County Registry of Deeds in Book 1365, Page 276, as follows:

A. Lots in the Development are to be for single family residential use and no building erected on any lot shall be used except for residential purposes.

No building shall be erected, altered, placed or permitted to remain on any lot other than a one single family dwelling and a private garage for the use of the occupants of the dwelling.

No trailers or temporary buildings shall be placed or permitted to remain on any such lots.

B. No birds or animals shall be kept on any of such lots except for common household pets.

C. No noxious or offensive activity shall be carried forth on any such lots, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

D. Living areas on the main floor of a one-story dwelling (excluding garage, basement, breezeway, porches, and etc.) shall not be less than one thousand two hundred (1,200) square feet and living areas of a two story dwelling (excluding garage, basement, breezeway, porches, etc.) shall not be less than eighteen hundred (1,800) square feet. A split-level house shall be considered a one-story dwelling.

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E. All of the lots shall be graded, loamed, and seeded to grass and all exterior painting or staining of the buildings constructed thereon shall be completed within one year from commencement of construction.

No unregistered motor vehicles shall be allowed to remain on any such lots for more than thirty (30) days.

Meaning and intending to convey the same premises conveyed to Rodney A. Cummings and Charlene D. Cote by deed dated February 5, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 5800, Page 283, on February 18, 2004. Rodney A. Cummings died on November 19, 2023 leaving Charlene D. Cote, now known as Charlene C. Cummings, the sole surviving joint tenant.

No Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED