

N O T A N
O F F I C I A L C O P Y
**QUITCLAIM DEED
WITH COVENANT**
DLN# 1002340242204

BRANDON B. MCAVOY AND BROOKE A. MCAVOY, of Bangor, County of Penobscot, and State of Maine, for consideration paid, GRANTS to **PATRICIA JO GROVER**, of Winterport, County of Waldo, and State of Maine, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Brewer, County of Penobscot, and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Brewer, Penobscot County, State of Maine, being Lot #189 according to Subdivision Plan prepared by Deane F. Webster, Registered Land Surveyor, dated November 15, 1988, recorded in the Penobscot Registry of Deeds in Map File D102-89, and located on Hickory Court according to plan.

This conveyance is made expressly subject to the conditions, obligations and restrictions as set forth in Restrictive Covenants, Oak Grove Terrace, Brewer, Maine, October 4, 1990, and recorded in the Penobscot County Registry of Deeds in Volume 4733, Page 265, and as modified by instrument dated June 16, 1994, and recorded in said Registry in Volume 5652, Page 321. This conveyance is made further subject to all restrictions and requirements relating to the aforescribed premises expressed in the Standard Conditions of Approval of the Order of the State of Maine Department of Environmental Protection dated March 17, 1988, and recorded in the Penobscot Registry of Deeds in Volume 4206, Page 10 and the Modification of Findings of Fact and Order of the State of Maine Department of Environmental Protection, dated September 28, 1995, recorded in said Registry in Volume 5694, Page 211, including the prohibition against further subdivision of the lot hereinabove described and conveyed.

This conveyance is made further subject to the restrictions placed upon the above described property by the Brewer Planning Board in approving the Oak Grove Terrace Subdivision prepared by Maine Land Services under date of November 15, 1988, and recorded in the Penobscot County Registry of Deeds in Map File D101-89, Map File D102-89, Map File D103-89 and Map File D104-89.

This conveyance is made further subject to any rights which third parties may have in and to the streets shown on the following plans of Oak Grove Terrace recorded in the Penobscot Registry of Deeds in Plan book 20, Page 12; Plan Book 20, Page 177; Plan Book 27, Page 4; Plan Book 27, Page 5; and Plan Book 27, Page 6.

This conveyance is made further subject to any rights third parties may have enforce the following provisions placed on other deeds previously sold in the Oak Grove Terrace

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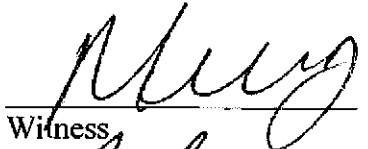
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Subdivision, to wit: "That no building shall be erected upon the premises other than a one-family dwelling house, together with a garage; that such dwelling shall contain at least 4 rooms and a bath; that the constructions of the dwelling shall be at least equal to F.H.A. minimum standards in effect at the time of construction; that such dwelling shall have a fair market value of at least \$20,000.00 that the exterior of the dwelling and the grading of the lot shall be completed within one year from the date of the initial excavation; that no building shall be erected upon the lot unless it shall be at least 25 feet from the sideline of any street and at least 10 feet from any sideline or rear line of the lot.

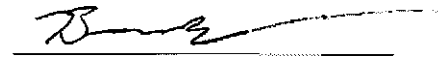
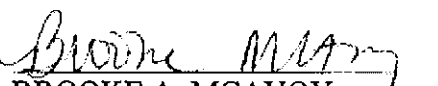
This conveyance is made further subject to the right, privileges and easements granted by Richard Strom, Jr., to Bangor Hydro-Electric Company by instrument dated November 20, 1989, and recorded in the Penobscot County Registry of Deeds in Volume 4582, Page 203, and by instrument dated November 12, 1993, and recorded in said Registry in Volume 5494, Page 356.

Being all and the same premises as described in a deed from Fannie Mae A/K/A Federal National Mortgage Association to Brandon B. McAvoy and Brooke A. McAvoy and recorded in the Penobscot County Registry of Deeds, Book 13547, Page 291

WITNESS my hand and seal this 20th day of July, 2023.


Witness

Witness


BRANDON B. MCAVOY

BROOKE A. MCAVOY

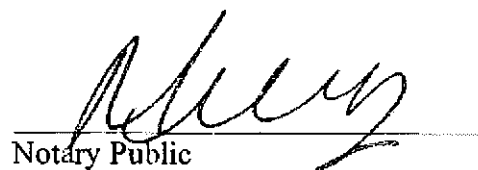
STATE OF MAINE
COUNTY OF PENOBSCOT, ss

July 20, 2023.

Personally appeared the above named Brandon B. McAvoy and Brooke A. McAvoy and acknowledged the foregoing instrument to be their act and deed.

Before me,

NICHOLE C. JIPSON
Notary Public, State of Maine
My Commission Expires Nov. 4, 2026


Notary Public

(Print Name and Affix Seal)