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Initial

QUITCLAIM DEED WITHOUT COVENANT
(Release Deed)

EVERGREEN CREDIT UNION, a banking corporation organized and existing under the laws of the State of Maine, with a principal place of business in the City of Portland, County of Cumberland and State of Maine, for consideration paid, RELEASES to **ELIOT M. SANBORN** and **TRINA L. SANBORN**, whose mailing address is 49 Holden Hills, Bridgton, Maine 04009, as joint tenants, the land situated in Bridgton, County of Cumberland and State of Maine, and being more particularly described as follows:

See Attached Exhibit A

MAINE REAL ESTATE TAX PAID

For Grantor's source of title, reference is hereby made to a certain Deed in Lieu of Foreclosure from Emerson R. Freitas to Grantor dated on or about February 5, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27628, Page 193.

IN WITNESS WHEREOF, Evergreen Credit Union has caused this instrument to be executed by Tucker Cole, its President, thereunto duly authorized, this 4 day of June, 2010.

WITNESS:

EVERGREEN CREDIT UNION

By: Tucker Cole
Its President

STATE OF MAINE
CUMBERLAND, ss.

June 4, 2010

Personally appeared before me the above-named Tucker Cole, President of Evergreen Credit Union, and acknowledge the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said Evergreen Credit Union.

SEAL

Catherine A. Scribner
Notary Public/Attorney-at-Law

Catherine A. Scribner
Typed or Printed Name

My Commission Expires: 12/7/2014

Initial EMS Initial TLS

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EXHIBIT
A

EXHIBIT A

A certain lot or parcel of land situated in the Town of Bridgton, County of Cumberland, and State of Maine, bounded and described as follows:

Being Lot 16 as depicted on a plan of Holden Hills Development recorded in Cumberland County Registry of Deeds in Book 85, Page 22.

The aforesaid Lot in Holden Hills Development conveyed hereby is conveyed subject to the following restrictive covenants which shall be construed as real covenants running with the land and shall remain in force and effect for a period of 20 years from August 3, 2001, namely:

1. No more than one principal residential building designed for single family use shall be maintained on each lot, but this shall not exclude usual out-buildings, such as garage, storage building or the like, as the owners may desire to construct and maintain connection with private residential use of said land.

2. No house trailers or mobile homes, whether or not left on wheels, shall be kept on said lots. This restriction does not apply to Lots numbered 19, 20, 21, 22, 24 & 26; provided nevertheless, with respect to the above lots upon which housetrailers or mobile homes are allowed, any such unit shall have a manufacture date which is not more than ten (10) years prior to the date of original placement of said unit upon the subject lots. This restriction is not intended to prohibit manufactured housing of a type construction for placement upon a permanent foundation.

3. The numbered lots shall not be further subdivided; provided however, two or more lot owners whose lots share a common boundary may relocate their respective intervening lot lies for the purpose of adding to the suze of their respective holdings; and thereafter, the exterior lines of the adjacent lots so expanded shall be deemed the exterior lines of a single lot in the application of these restrictions.

4. All structures erected on said lots shall be promply and expeditionsly completed as to their exteriors within eighteen months after construction is commenced. All such structures shall be finished in clapboards, shingles, log siding, finished aluminum, vinyl siding, masonry, or an equal quality of exterior finish. Each residential unit shall contain at least seven hundred eighty square feet of floor area on the ground floor, exclusive of porches, breezeways, sheds, and garages.

5. In general, said lots shall not be used for any commercial purposes, but soley for private residential purposes. This provision shall not be construed to prevent rental of any residence on said lot for private residential purposes; nor to prevent the conduct of certain non-objectionable commercial activities, such as the practice of professions, craftwork, artistic endeavors, or similar occupations, but only where conducted from within a private residence or other appurtenant structure. Any commercial use allowed by the preceding sentence shall not employ as an advertising medium the placing of lighted signs upon the premises.

Received
Recorded Register of Deeds
Jun 08,2010 10:52:44A
Cumberland County
Pamela E. Lovley

Initial EM Initial SLS