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WARRANTY DEED 026983

KNOW ALL MEN BY THESE PRESENTS, I, ROBERT W. RYDER of Alfred, County of York, State of Maine, whose mailing address is P.O. Box 789, Aldred, Maine 04002

FOR CONSIDERATION PAID, GRANT TO

LARRY W. BATES AND CELIA F. BATES, Husband and wife of 40A Stockman Avenue, Saco, County of York, State of Maine 04072

with WARRANTY COVENANTS, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, the following,

A certain lot or parcel of land, together with any improvements thereon, situated in Arundel, County of York and State of Maine, and being Lot 19 as shown on Plan Showing Clear View Estates, Section 1, A Subdivision By Marcel Dubois, Arundel, Maine, dated Octerber 4, 1976, and record in the York County Registry of Deeds in Plan Book 83, Page 39.

Also conveying a right of way over all streets and ways as shown on said Plan.

The above lot is also conveyed subject to certain Notes as more fully set forth on the above referenced Plan. Further reference is also made to DEP Site Location of Development-Modifications Finding of Fact and Order under date of January 4, 1994.

The above premises are conveyed subject to the following conditions and restrictions:

1. Said premises shall be used for residential purposes only and shall be occupied by not more than one residential unit.
2. A residential unit shall include no buildings or structures other than the following, 'viz: One detached dwelling house designed as a residence for one family, one garage for private use constructed either as an integral part of the dwelling or as a detached building and adapted for the storage of not more than three automobiles; suitable garden structures, including a greenhouse and such additional structures as shall from time to time be used in connection with single-family dwelling houses situated in similar neighborhoods. No buildings or structures of any kind except for the aforementioned residential structures shall be erected, used maintained or allowed to stand on said property.
3. No business of any nature shall be conducted upon the property except that a lawyer, doctor, architect, engineer, or other professional residing in the dwelling house may maintain therein an office for his professional use.
4. No keeping of poultry, swine, dog kennels or livestock , other that household pets normally housed in a residence, shall be permitted on these premises, and no house trailer or similar vehicle shall be brought upon, or maintained or be permitted to remain on said property
5. The main residential structure shall contain at least 1,200 square feet of livable area, not including porches, screened, glassed-in, or otherwise treated; stoops, garages, carports, or outside living terraces, the value of which, together with the land, must exceed $45,000.00 when completed.
6. The Grantees further covenant agree, to grade and landscape the premises as soon as practicable after the construction of a residence thereon; and said Grantees further covenant and agree that the dwelling and other structures shall be completed and ready for occupancy within nine (9) months from the start of construction; strikes, accidents and unavoidable catastrophe excepted. No structures shall be considered complete until permanent siding has been applied and finished.

MAINE R.E. TRANSFER TAX PAID

7. That portion of the landscape which is left in the natural state shall be mowed once each year and kept free of junk automobiles, and other junk or debris, and all garbage or other rubbish shall be disposed of in proper containers so as not to create a nuisance to others within the subdivision.
8. Stockade fences shall not be constructed any closer than 75 feet from the lot line or lines bordering on a street within the subdivision.
9. All utility or other pipes, lines or cables shall be brought from the nearest utility source in the street or way underground to the structure or structures located on the within conveyed lot. No aboveground utilities, lines or cables of any description will be permitted.

The above described premises are also conveyed subject to all utility easements of record.

Meaning and intending to describe and convey the same premises conveyed to Grantor, by Warranty Deed of Marcel W. Dubois dated January 11, 2000 and recorded in the York County Registry of Deeds at Book _____, Page _____.

WITNESS my hand and seal this 23rd day of June 2000.

Witness

ROBERT W. RYDER

State of Maine
CUMBERLAND County

June 23, 2000

Personally appeared ROBERT W. RYDER *known to me, or satisfactorily proven, to be the persons whose name* ARE *subscribed to the foregoing instrument and acknowledged that* they *executed the same for the purposes therein contained,*

Before me,

Notary Public/Justice of the Peace
My Commission Expires:

DIANE L. ARSENAULT
NOTARY PUBLIC, STATE OF MAINE

Diane L. Arsenault

PAGE TWO OF TWO

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ATTEST:
REGISTER OF DEEDS