OR BK 6464 PGS 296 - 298
INSTR # 2015015101
HANCOCK COUNTY, ME

10/01/2015 01:43:48 PM
JULIE A. CURTIS
REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, THAT we, Jeffery T. Vanidestine and Jonie S. Vanidestine, whose mailing address is 1002 River Road, Orrington, ME 04474, for consideration paid, GRANT to William D. Mandell and Kristine Mandell, whose mailing address is: 209 Nicolin Road, Ellsworth, ME 04605, with QUITCLAIM COVENANT, the premises, together with all buildings thereon, Situated in the Town of Penobscot, County of Hancock, State of Maine, as described on EXHIBIT A, attached hereto and made a part hereof.

WITNESS my hand this 1 day of the month of October, 2015.

Witness

Jeffery T. Vanidestine

Jonie S. Vanidestine

MAINE REAL ESTATE TRANSFER TAX PAID

State of Maine

County of Hancock, ss. October 1, 2015

Personally appeared the above named Jeffery T. Vanidestine and Jonie S. Vanidestine and acknowledged the foregoing instrument to be their free act and deed.

Before me,

RICHARD C. CLEARY
Attorney at Law

Attorney/~~Notary Public~~
#7730
Printed Name
My commission expires:

Exhibit A

A certain lot or parcel of land, together with any improvements thereon, situated in Penobscot, Hancock County, Maine, bounded and described as follows:

Lot #26 of Lakeview Acres on Toddy Pond, as shown on Plan entitled "Penobscot Hancock County, Maine Lakeview Acres (on Toddy Pond) Toddy Properties, Inc." made by Kolman Timberland Consultants, Inc. under date of June 25, 1974 and recorded in the Hancock County, Maine Registry of Deeds in Plan Book 14, Page 37, together with the rights to use the COMMON LOTS as shown on said Plan for the purpose of boating, bathing, picnicking and recreation in common with all others who may now have or who may hereafter acquire similar rights therein, together also with the right of way for all purposes of a way over a strip of land 50 feet in width extending from Lakeview Acres subdivision to the public highway as shown on a Plan entitled "PENOBSCOT HANCOCK COUNTY 'MAINE LAKEVIEW ACRES TODDY PROPERTIES' INC." made by Kolman Timberland Consultants, Inc. under date of July 17, 1974 and recorded in said Registry of Deeds in Plan Book 14, Page 39.

The premises hereinabove described, as conveyed, are conveyed EXPRESSLY SUBJECT TO the following permanent restrictions and conditions (not conditions subsequent) to wit:

1. Said premises shall be used for single family residential purposes only and no commercial or industrial use thereof shall be permitted, except for professional and customary home occupations.

2. No mobile homes or camp trailers shall be kept or maintained on said premises except, necessary, temporary structures during the period of construction or no longer than 6 months, which structures shall be removed immediately upon completion of said construction.

3. Buildings shall be set back a minimum of 50 feet from the interior roadway sideline and a minimum of 40 feet from side and back boundary lines. Residential setback shall be 75 feet from the erosion line.

4. There shall be no further subdivision of lots shown on said Plan, unless such further subdivision is approved by appropriate municipal and state authorities.

5. Any building shall be substantially completed within 1 year from beginning of construction. No homestead or summer residence shall be constructed for a cost of less than Eight Thousand Dollars ($8,000.00) on lots 18 through 48.

6. No more than one single family dwelling with the usual appurtenant structures, such as garage, patio, and boathouse may be erected or maintained upon any one numbered lot. In the event any numbered lot shown on said Plan is subdivided in accordance with the provisions of RESTRICTION NO. 4 hereinabove set forth, then each such parcel resulting from such subdivision shall be subject to and have the benefit of all the restrictions set forth in this deed in the same manner and effect as though such subdivided parcel appeared as a numbered lot on said Plan, including, but not limited to, the right to erect and maintain a single family dwelling with the usual appurtenant structures, such as a patio and boathouse thereon, provided the necessary approval therefore is obtained from the appropriate municipal and state authorities.

7. No septic tank, cesspool, incinerator or any equipment of any nature whatsoever, for the disposal or burning of sewage, garbage, water and rubbish shall be erected, installed or maintained within 100 feet of any natural body of water measured from the highest normal water line thereof except in compliance with all municipal and state ordinances, statutes, rules and regulations.

8. Said premises are hereby conveyed expressly subject to the terms and provisions of the HOME-OWNER'S ASSOCIATION DECLARATION, dated August 12, 1974 and recorded in the Hancock County, Maine, Registry of Deeds, in Book 1203, Page 160.

9. Any subsurface waste disposal system installed on any numbered lot or lots in said subdivision shall be installed in compliance with the specifications and requirements therefore, as shown on the Soils and Contour Map of said subdivision, as recorded in said Registry in Plan Book 14, Page 38.

10. The shaded areas designated "COMMON" on said Plan recorded in said Registry of Deeds in Plan Book 14, Page 37, shall be used by the lot owners for recreational purposes only and shall not be used in any manner which would be detrimental to the preservation of said areas as natural wooded green belt areas.

11. The foregoing restrictions and conditions shall run with the land and shall be for the benefit of all other lots shown on said Plan recorded in said Registry of Deeds in Plan Book 14, Page 37. Invalidation of any one condition or restriction by Court Decree or otherwise, shall not affect any other restriction or condition herein set forth, which shall remain in full force and effect.

Being all and the same premises as described in a deed from James R. Sanger and Anne Marie Sanger to Jeffery T. Vanidestine and Jonie S. Vanidestine dated March 19, 2002 and recorded in the Hancock County Registry of Deeds in Book 3285, Page 104.

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