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**QUITCLAIM DEED
(WITH COVENANT)**

ALFRED L. WYMAN, whose mailing address is P.O. Box 541, Ellsworth, Maine 04605, for consideration paid, grants to **RONALD E. ABBOTT** and **JENNIFER A. ABBOTT**, husband and wife, as joint tenants, whose mailing address is RFD 3, Box 190A, Ellsworth, ME 04605, with **QUITCLAIM COVENANT**, a certain lot or parcel of land together with any and all structures and improvements thereon, situated in the City of Ellsworth, Hancock County, Maine, and being Lot No. 7 on a certain plan entitled "AMENDED FINAL SUBDIVISION (PLAN OF) GRAHAM WAY ESTATES AT GRAHAM WAY" dated July 20, 1995, approved by the Ellsworth Planning Board on January 10, 1996, and recorded April 5, 1996, in Plan File 27, No. 89 of the Hancock County, Maine, Registry of Deeds.

Together with and as appurtenant to the above described premises and each and every part thereof, a right of way for all purposes of a way, including the right to pass on foot and by vehicle, and for the installation and maintenance of transmission lines for the transmission of utilities as the same may be defined in 33 M.R.S.A., § 458, over and across that right of way known as Graham Way running from State Route 179 to the premises described hereinabove and as set forth on the said plan.

The within conveyance is, however, made subject to the following Permanent Restrictions:

- 1) No multiple family dwellings, or multiple single units, shall be erected in any one of the lots. Only one dwelling structure shall be placed on each lot. Such dwelling shall contain at least nine hundred (900) square feet of enclosed living space.
- 2) No commercial activity may be maintained on any of the lots.
- 3) The premises hereby conveyed shall not be further subdivided without approval of the Ellsworth Planning Board.
- 4) No mobile homes shall be allowed to be maintained on the subject premises, but for the use of a camper trailer for no more than sixty (60) days during the construction of any permanent residence thereon.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS my hand and seal this 17th day of June,
1997.

Gale S. Coughlin
Nathaniel A. Churchill
Gale S. Coughlin

Alfred L. Wyman
Alfred L. Wyman

STATE OF MAINE

June 17, 1997

Hancock, ss

Personally appeared before me the above named **Alfred L. Wyman** and acknowledged the foregoing instrument to be his free act and deed.

Gale S. Coughlin
Notary Public
Gale S. Coughlin
Nathaniel A. Churchill

Notary's typed/printed name
My Commission Expires
July 20, 1997

A:RABBOTT/TAPE X/dle

[page two of two]

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REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Robinson

REGISTER