

WARRANTY DEED

SUSAN R. STUWE of 900 East Sherwood Road, Williamston, Michigan for consideration paid, grants to Stephen R. Belden and Candace M. Belden, PO Box 182, Hulls Cove, Maine 04644, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land with the buildings and improvements, situated in Lamoine, County of Hancock, State of Maine, bounded and described as follows:

Lot No. 2, as shown on the Modification #1 plan of a subdivision dated November 12, 2001 and entitled "Jordan Bluff Subdivision, Shore Road, Lamoine, Maine" by Thomas W. Benson, recorded at the Hancock County, Maine, Registry of Deeds in File 31, Page 170.

This conveyance is made by Grantor and accepted by Grantee subject to the following restrictive covenants:

1. No lot may be further divided or subdivided.
2. No more than one single family dwelling with usual appurtenant structures, such as garage, patio, boathouse, private stable, shelter for domestic pets, etc. may be erected or maintained upon any lot, except that one "mother-in-law" apartment, so called, may be constructed on any lot, septic capacity permitting. For use by family members, employees, or guests.
3. No manufactured housing, including but not limited to house trailers, single-wide and double wide mobile homes, and recreational vehicles, shall be erected, placed, maintained or permitted to remain upon any lot as a temporary or permanent residence. Manufactured housing shall not include modular homes which when erected are indistinguishable from dwellings wholly constructed on site.
4. No husbandry of animals or poultry shall be conducted on any lot and no animals or fowl, other than ordinary domestic or household pets, shall be kept thereon including but not limited to sheep, goats, swine, cattle poultry and other "Farm animals"; except that horses for personal use, but not for commercial use are permitted.
5. No unregistered vehicle intended for over the road use shall be stored on any lot, nor any truck over ¾ ton shall be parked overnight on any lot or on any street abutting the lot.
6. Lots shall be used for residential purposes only and not for any commercial or industrial uses, except that customary home occupations carried out

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entirely within the principal dwelling unit that do not involve traffic to and from the home by customers and clients, are permitted. Commercial uses does not include renting of the premises for residential purposes only for a term not less than fourteen (14) days.

7. Except for purposes of fire protection or safety, there shall be no cutting or clearing of vegetation within ten (10) feet of the edge of any stream with a defined channel.

8. Homeowners to share equally in the maintenance of the subdivision road (and common area.

Together with all rights, easements privileges and appurtenances belonging to the granted estate.

Meaning and intending to convey the a portion of the premises as conveyed in the deed from BIRDIE OLME to SUSAN R. STUWE dated August 5, 1999, recorded in the Hancock County Registry of Deeds in Book 2857, Page 496.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THIS
7 DAY OF July, 2004.

WITNESS: Dana M. McGowan

Dana M. McGowan

SUSAN R. STUWE

State of MI
 County of Ingham ss

Personally appeared before me, the above-named SUSAN R. STUWE acknowledged the forgoing instrument to be his/her/their free act and deed.

Dana M. McGowan
 Attorney at Law/Notary Public

Dana M. McGowan

DANA M. MCGOWAN
 Notary Public, Ingham County, MI
 My Commission Expires 07-30-2007

SEAL

HANCOCK COUNTY

② RET: T & B TITLE

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