

TRUSTEE'S DEED

HENRY E. MCPHERSON, Trustee of UNION RIVER REALTY TRUST, under Declaration of Trust dated June 29, 1995, and recorded in Volume 2410, Page 21 of the Hancock County Registry of Deeds, of 1414 Odlin Road, Bangor, Penobscot County, State of Maine, for consideration paid, grants to JOHN D. FARRELL and CHERYL A. FARRELL, husband and wife, of Nutting Lake, County of Middlesex, Commonwealth of Massachusetts, as joint tenants, the property situated in Mariaville, Hancock County, State of Maine, bounded and described as follows:

Lot No. 9, as shown on a Plan entitled, "Division of Parcel #2, Land of Union River Realty Trust", dated July 19, 1996, and recorded in Hancock County Registry of Deeds, Map File No. 27, Page 154.

This conveyance is made subject to the following conditions, restrictions and limitations, which shall run with the land:

By acceptance of delivery of this deed, the Grantees, their heirs, personal representatives, and assigns, agree to be members of the Mariaville Lot Owners' Association, a nonprofit, non-stock corporation, duly organized and existing under the laws of the State of Maine, and said owners shall be subject to the Declaration of Covenants for Mariaville Lot Owners' Association, and all bylaws, rules, and regulations of said Association.

No owner shall take any action that would jeopardize the exemption or create a subdivision under 30-A MRSA, Section 4401 and 38 MRSA, Section 482(5) until five (5) years after the recording of the Plan recorded in the Hancock County Registry of Deeds, Map File #27, Page 154.

No mobile home shall be placed on any lot for use thereon as a temporary or permanent dwelling or storage structure.

No other mobile or temporary dwelling structures, camper trailers, recreational vehicles or tents shall be placed

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on any lot for continuous use. This provision shall not apply to those temporary structures which are used on an occasional, temporary or seasonal basis by the lot owners or their children or guests.

No buildings, temporary dwelling structures, camper trailers, recreational vehicles, or tents shall be erected or placed on any lot unless it shall be set at least seventy-five (75) feet from any road or right-of-way.

All exterior portions of all structures shall be painted or stained in a natural color that will blend with the natural surrounding area within one (1) year of construction.

A Lot Owner shall at all times prevent the accumulation of rubbish and debris on his/her Lot.

No junk automobiles or other vehicles which do not display a current State of Maine Motor Vehicle inspection sticker may be kept or maintained on the Property unless parked in a garage.

Also conveying to the Grantee for purposes of access, ingress and egress, a non-exclusive right of way and easement over and across all roads and ways shown on a Plan entitled "Division of Parcel #2, Land of Union River Realty Trust", dated July 19, 1996, recorded in Hancock County Registry of Deeds in Map File No. 27, Page 154, and a non-exclusive right of way and easement over and across an existing gravel road (a portion of which is shown on the aforementioned Plan) northerly to its intersection with State Route 181 and also from the existing gravel road adjacent to the southeast corner of Lot 1 on said Plan to its intersection with State Route 179 as described in a deed to Grantor, recorded in Book 2454, Page 10 of the Hancock County Registry of Deeds.

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

Being a portion of the premises described in a deed to the Grantor, recorded in Volume 2408, Page 203 of the Hancock County Registry of Deeds and corrective deed to Grantor recorded in Book 2454, Page 10 of the Hancock County Registry of Deeds.

The Grantee's mailing address is: PO Box 483, Nutting Lake, Massachusetts 01865.

IN WITNESS WHEREOF, Union River Realty Trust has caused this instrument to be signed by Henry E. McPherson, Trustee, this 16 day of August, 1998.

WITNESS:

UNION RIVER REALTY TRUST

Traci L. Martin

By: Henry E. McPherson  
Henry E. McPherson  
Its: Trustee  
Hereunto duly authorized

STATE OF MAINE  
COUNTY OF PENOBSCOT, ss.

August 16, 1998

Then personally appeared the above-named Henry E. McPherson in his capacity as Trustee of Union River Realty Trust and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said Trust.

Before me,

Traci L. Martin

Notary Public  
Attorney at Law

My Commission Expires  
September 30, 2004

SEAL

Print or type name as signed:

Traci L. MARTIN

I have read and received a copy of the Bylaws of the Mariaville Lot Owners Association.

Signed: John D. Farrell  
JOHN D. FARRELL

Cheryl A. Farrell  
CHERYL A. FARRELL

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REGISTER OF DEEDS  
HANCOCK COUNTY SS.  
Marilyn Peterson  
REGISTER

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