

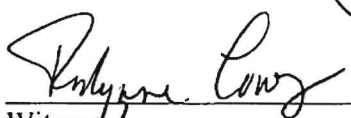
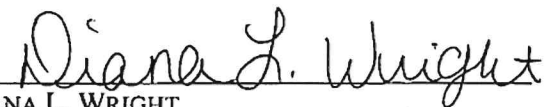


TRAY

QUITCLAIM DEED with COVENANT

DLN: 1001840029814


DIANA L. WRIGHT and JOHN T. WRIGHT, with a mailing address of 34 Jacobs Way, Trenton, Maine 04605, for consideration paid, grant to **NORTHERN HOME, LLC**, a Maine limited liability company, with a mailing address of Post Office Box 636, Wilmington, Delaware 19899-0636, with **QUITCLAIM COVENANT**, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Trenton, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 12th day of June, 2018.


 Witness _____

 DIANA L. WRIGHT

 Witness _____

 JOHN T. WRIGHT

STATE OF Maine
COUNTY OF Hancock, ss. June 12, 2018

Personally appeared the above named, Diana L. Wright and John T. Wright, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

 Notary Public
Roseanna St. Germain
 Printed Name
9-11-19
 Commission Expiration

ROSEANNA ST. GERMAIN
Notary Public, Maine
My Commission Expires September 11, 2019

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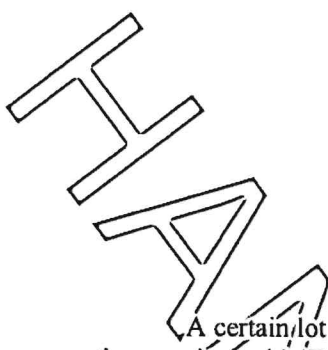


Exhibit A

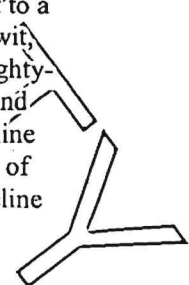
A certain lot or parcel of land together with any and all structures and improvements situated thereon situated in Trenton, Hancock County, Maine bounded and described as follows:

Being Lot #1 on a survey entitled "Final Subdivision Plan Bayside Trail Subdivision, Route 230, Trenton, Hancock County, Maine" dated July 19, 2004, prepared by CES, Inc. and recorded in Plan File 33, #176 of the Hancock County, Maine, Registry of Deeds.

Together with, and as appurtenant to the above described premises and every part thereof, to be used in common by the grantees herein, and others who may now have or hereafter acquire the same, their respective heirs and assigns, a fifty (50) foot wide right of way from the easterly side of Route 230 and through the aforementioned subdivision for all purposes of a way, including ingress, egress, and the installation, maintenance, repair and replacement of utility services as defined in Title 33 M.R.S.A. Section 458, either above or below the ground, and the right to assign the foregoing rights to others, said right of way being bounded and described as set forth on the aforementioned subdivision plan recorded in Plan File 33, #176 of the Hancock County, Maine, Registry of Deeds to be used in common with others having a similar right.

The right of way from the easterly side of Route 230 to the subdivision, depicted on said subdivision plan as "Bayside Trail", is described as follows:

Beginning at a point in the southeasterly sideline of the traveled way of Bayside Road (State Route 230) and at the westernmost corner of a lot of land described as conveyed in a deed from George W. Mitchell and Ann M. Mitchell to Richard A. Shelton, dated November 13, 1977 and recorded at Hancock County, Maine, Registry of Deeds in Book 1332, Page 106 (Lot 9); thence following the southwesterly sideline of said Lot 9 South sixty-five degrees fifteen minutes thirty-nine seconds East (S 65° 15' 39" E) two hundred sixty-five (265) feet, more or less, to an iron pin at the southernmost corner of said lot; thence continuing the same course fifty (50) feet to a 1" iron pipe found set in the ground; thence continuing the same course three hundred fifty-eight and thirty-one hundredths (358.31) feet to a 3/4" capped iron rod to be set in the ground in the northwesterly line of the above described premises, said iron rod bearing North fifty-eight degrees thirty minutes fifty-two seconds East (N 58° 30' 52" E) of, and one hundred eighty-six and sixty-four hundredths (186.64) feet from, the iron rod to be set in the ground at the westernmost corner of the above-described premises and in the northeasterly sideline of land now or formerly of Shawn W. Stanley; thence North fifty-eight degrees thirty minutes fifty-two seconds East (N 58° 30' 52" E), but always following the northwesterly sideline of the above described premises, sixty and fifteen hundredths (60.15) feet to a 3/4" capped iron rod to be set; thence North sixty-five degrees fifteen minutes thirty-nine seconds West (N 65° 15' 39" W) three hundred ninety-two and twenty-nine hundredths (392.29) feet to a 3/4" capped iron rod with surveyor's id #1064 found set in the ground; thence on the same course, to wit, North sixty-five degrees fifteen minutes thirty-nine seconds West (N 65° 15' 39" W) two hundred eighty-four and eighty-seven hundredths (284.87) feet to a 3/4" capped iron rod with surveyor's id #1064 found set in the ground; thence on the same course, to wit, North sixty-five degrees fifteen minutes thirty-nine seconds West (N 65° 15' 39" W) thirty (30) feet, more or less, to a point in the southeasterly sideline of the traveled way of Bayside Road, thence southwesterly, but always following the southeasterly sideline of the traveled way of Bayside Road, fifty (50) feet, more or less, to the point of beginning.



The hereinabove described right of way shall be subject to the following restrictions, to wit:

The improved roadway to be constructed within the fifty (50) foot wide right of way shall be twenty (20) feet in width and shall be centered within the right of way. A twelve (12) foot wide natural buffer shall be maintained on the northernmost side of the fifty (50) foot wide right of way. The cutting and/or thinning within the natural buffer shall be restricted to those trees or growths that are shown to be dead or those trees found to have been blown down. Any additional cutting or thinning within the natural buffer area shall be subject to the approval of Richard A. Shelton, which approval shall not be unreasonably withheld.

The hereinabove described premises is one lot in the aforementioned subdivision which subdivision is subject to the following restrictive covenants, (not conditions subsequent), which shall run with the land. These restrictive covenants shall be binding upon the premises hereinabove described for the benefit of the remaining land of Richard A. Shelton, his heirs and assigns to wit:

1. The premises hereinabove shall not be subdivided into more than seven (7) residential lots.
2. Any and all lots created in accordance with the provisions of paragraph 1 above, shall contain a restriction precluding any further subdivision.
3. Any and all lots created shall be restricted to single family housing.
4. Any and all lots created shall contain a restriction that no mobile homes, double wides, travel trailers, motor homes, and/or any other type of rolling recreational vehicle shall be considered or allowed as a single family residence.
5. Any and all residential homes to be constructed shall be restricted to custom stick built, pre-cut, unassembled, pre-cut semi-assembled, modular, and/or known pre-package residential homes such as log homes, timber peg, acorn, or deck house.
6. Each lot owner shall be a member of, and abide by the rules of Bayside Trail Road Owners' Association.

Subject to and with benefit of items contained in the Declaration of Restrictive Covenants for Bayside Trail Subdivision, dated February 26, 2010 and recorded in Book 5376, Page 205 of the Hancock County, Maine, Registry of Deeds.

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

Being all and the same premises as conveyed in a deed from Charles G. Fidler and Heather L. Fidler to John T. Wright and Diana L. Wright dated April 29, 2016 and recorded in Book 6557, Page 346 at the Hancock County Registry of Deeds.

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