

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Daniel E. Hadley and Patricia A. Hadley, of Blue Hill, Hancock County, Maine, for consideration paid, grant to Nancye M. Files, whose mailing address is P.O. Box 967, Blue Hill Maine 04616, with WARRANTY COVENANTS, the land, with any improvements thereon, in Blue Hill, Hancock County, Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

Witness our hands this 22 day of February, 2013.

Daniel E. Hadley
Daniel E. Hadley

Patricia A. Hadley
Patricia A. Hadley

MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE
Hancock, ss.

February 22, 2013.

Personally appeared the above named Daniel E. Hadley and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

Type or print name of
Notary Public/Attorney at Law

CHRISTINE T. INSTASI-SPRINGER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 25, 2017



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EXHIBIT A

"A certain lot or parcel of land, together with any buildings and improvements thereon, situated in Blue Hill, County of Hancock, State of Maine, bounded and described as follows, viz:

Lots No. 11, 12, & 13 on a survey plan of "Lamus Hill", Blue Hill, Maine, Harry E. & Joyce C. Tyler, prepared by Sage Collins, R.L.S., under date of September 27, 1985, as recorded at the Hancock County, Maine, Registry of Deeds in File 19, No. 174, on October 2, 1985.

The subdivision shown on this survey was approved by the Blue Hill Planning Board on September 27, 1985.

Together with a right-of-way, for all purposes of a way, including utilities, leading from State Route 172, so called, to the premises conveyed herein, to be used in common with Harry Edward Tyler, Joyce Candage Tyler and all others entitled to the use thereof.

The above-described premises are conveyed subject to the following covenants and permanent restrictions (which shall not be construed as conditions subsequent), imposed for the benefit of all numbered lots in the "Lamus Hill" subdivision, to wit:

1. The premises shall be used for single family residential purposes only, and not for any commercial or industrial purposes other than professional offices or usual occupations conducted or carried on from the home.
2. No mobile home or house trailers are to be placed, maintained or kept on any lot in this subdivision for the purpose of permanent or temporary residence.
3. All residential structures constructed on the premises shall have full concrete or masonry foundations, with footings below the frost line.
4. All residential structures constructed on the premises shall have a minimum first floor area of six hundred (600) square feet.
5. No structures shall be built, placed or maintained within twenty (20) feet of the sidelines of the premises conveyed or within fifty (50) feet of the sideline of the right-of-way shown on the above-described subdivision plan. This restriction shall not be applicable to interior property lines in cases where adjacent lots are owned by a common owner.
6. Lots 1 through 15 as shown on the above-described plan of "Lamus Hill" shall not be further subdivided.

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7. No unregistered motor vehicles of any kind shall be placed or maintained upon the premises.
8. All waste, garbage or rubbish shall be promptly removed from the premises, and no substance, thing or material shall be kept upon premises that will emit foul or obnoxious odors or that will cause any noise that will or might reasonably disturb the peace, quiet, and comfort or security of the surrounding property owners.
9. The owners of Lots 3 to 15 of the subdivision will contribute proportionately to the upkeep and snow removal from the fifty-foot right-of-way. The proportionate cost for each property owner shall be determined by dividing the cost of upkeep and snow removal for the road by the number of lot owners of record in said subdivision at the time these costs were incurred. Lot No. 3 is exempt from this restriction, provided that sole access to Lot No. 3 is from State Route 172. For purposes of this covenant and restriction, a "lot owner" shall not include said Tylers herein as owner of any unsold lots in this subdivision. A lot which is held in two or more names shall be considered to have only one owner for the purpose of this covenant.
10. The fifty-foot right-of-way shown on the survey of "Lamus Hill" shall be used by the Grantee and other owners of record lots in this subdivision in common with the Tylers and their heirs and assigns. This right-of-way may be utilized by said Tylers to serve remaining premises of said Tylers described in the deed from Harvey C. Saunders and Gertrude L. Saunders dated September 23, 1976, and recorded at the Registry in Book 1272, Page 475. In the event that this right-of-way is used to serve other land of said Tylers, they, and their heirs and assigns will bear a proportionate cost of upkeep and maintenance of the right-of-way consistent with the use which is made to serve these premises.
11. The foregoing covenants and restrictions shall be included in all future conveyances of lots in the "Lamus Hill" subdivision."

For Grantors' source of title, see deed from Terry Ellen Duffy to Daniel E. Hadley and Patricia A. Hadley dated 4/30/2010 and recorded in Book 5410, Page 8 of the Hancock County Registry of Deeds.

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