

QUITCLAIM DEED WITH COVENANT

JONATHAN L. TARDIFF, of Ellsworth, Hancock County, State of Maine, for consideration paid, grants to DONALD TOZIER, of 47 Franklin Road, Hancock, Hancock County, State of Maine, with quitclaim covenant, the following described real estate:

Certain lots or parcels of land, together with any improvements thereon, situated in Ellsworth, County of Hancock, State of Maine, more particularly bounded and described as follows:

PARCEL 1: Lot 1B as shown on survey plan entitled: "Division of Lot 1, Hall Brook Estates", approved on December 3, 1997, and recorded on December 31, 1997, in the Hancock County Registry of Deeds, Plan 28, File 111.

PARCEL 2: Lot 3B on plan entitled: "Amendment to Hall Brook Estates", Division of Lot 3, dated June 16, 1998, shown on an approved subdivision plan recorded in Plan File 28, No. 174, of the Hancock County Registry of Deeds, and containing 1 acre, more or less.

Together with all rights, easements, privileges, and appurtenances belonging to the above described premises.

The following apply to both PARCEL 1 and PARCEL 2 described above:

a) SUBJECT to the setback requirements stated in the left margin of the Hall Brook Estates Subdivision Plan.

b) **RESTRICTIVE COVENANTS:** The premises are conveyed subject to the following permanent restrictions, not conditions subsequent, which are imposed for the benefit of the other parcels of land shown on that subdivision plan for Hall Brook Estates:

1. The premises shall be used for residential purposes only, and not for any commercial or industrial purpose, except for customary home occupations.
2. No more than one single family dwelling, a separate guest cottage, and appurtenant structures, such as a garage, studio, greenhouse or workshop, shall be erected and maintained upon the premises.
3. Any building constructed upon the premises shall have a minimum

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setback, measured at right angles, of twenty-five (25) feet from any lot sideline, unless waived by the duly acknowledged affidavit of the abutting owners, which affidavit is to be recorded in the Hancock County, Maine, Registry of Deeds.

4. The framing and exterior construction of any building constructed upon the premises shall be completed, including outside finish work, within one (1) year from commencement of excavation.
5. No mobile homes or house trailers and no unregistered automobiles or trucks of any kind shall be placed or maintained upon the premises.
6. No snowmobiles or all-terrain vehicles of any kind shall be operated upon the premises and, if owned, must be stored under cover.
7. The area of placement of any satellite dish upon the premises shall be at grade level and screened from view in a reasonable manner by appropriate landscaping and/or ground shaping.
8. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary domestic household pets or saddle horses, shall be kept thereon, the foregoing expressly prohibiting, but not being limited to, sheep, goats, swine, cattle, poultry and other "farm animals".
9. The premises shall not be further subdivided, which restrictive covenants shall also prohibit a division accomplished by devise, gift to a person related to the grantee by blood, marriage or adoption, which division would not otherwise be subject to the provisions of 30-A M.R.S.A. § 4401.

LOT OWNERS ASSOCIATION: By acceptance of this deed, the Grantee agrees for himself and his heirs and assigns that he will become a member of Hall Brook Estates Lot Owners Association, a Maine corporation, and that he will comply with all obligations and conditions of the corporation Bylaws and Articles of Incorporation. Those Bylaws are recorded in Book 1859, Page 517, of the Hancock County Registry of Deeds.

Being the same premises as described in Quitclaim Deed of The First, N.A. to Jonathan L. Tardiff, dated May 5, 2010, and recorded in Book 5410, Page 317 of the Hancock County Registry of Deeds.

WITNESS my hand and seal this the 6 day of January, 2014.




Jonathan L. Tardiff

SEAL

STATE OF SC
COUNTY OF Horry

January 6, 2014

Personally appeared the above-named Jonathan L. Tardiff and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Matthew V. Rogers
Notary Public

Matthew V. Rogers
Printed Name

SEAL