

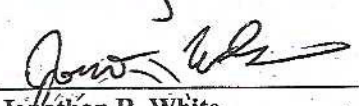
BK: OR 7368 PAGE: 32 # OF PGS: 4
01/30/2025 11:19:12 AM Inst # 2025001088
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

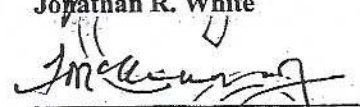
QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that We, **Jonathan R. White**, whose mailing address is 6 Ruby Lane, Verona Island, Maine 04416, and **Tara McKenney**, (a/k/a Tara M. White), whose mailing address is PO Box 41, Surry, Maine 04684, for consideration paid, GRANT to **Edward Kotredes** and **Danel Kotredes**, whose mailing address is 10 Hallbrook Way, Ellsworth, Maine 04605, as **Joint Tenants**, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in deed from Jonathan R. White to Jonathan R. White and Tara M. White dated December 4, 2003 and recorded with the Hancock County Registry of Deeds in Book 3809, Page 198, as described in EXHIBIT "A", attached hereto and made a part of hereof.

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

WITNESS our hands and seals this 10th day of January, 2025


Jonathan R. White


Tara McKenney

State of Maine
County of Hancock

January 10th, 2025

Then personally appeared the above named **Jonathan R. White** acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law

Type or Print Name of Official Fiona Owen Hunter
Notary Public, State of Maine
My Commission Expires October 1, 2027



State of Maine
County of Hancock

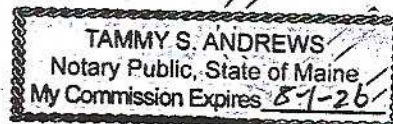
January 21, 2025

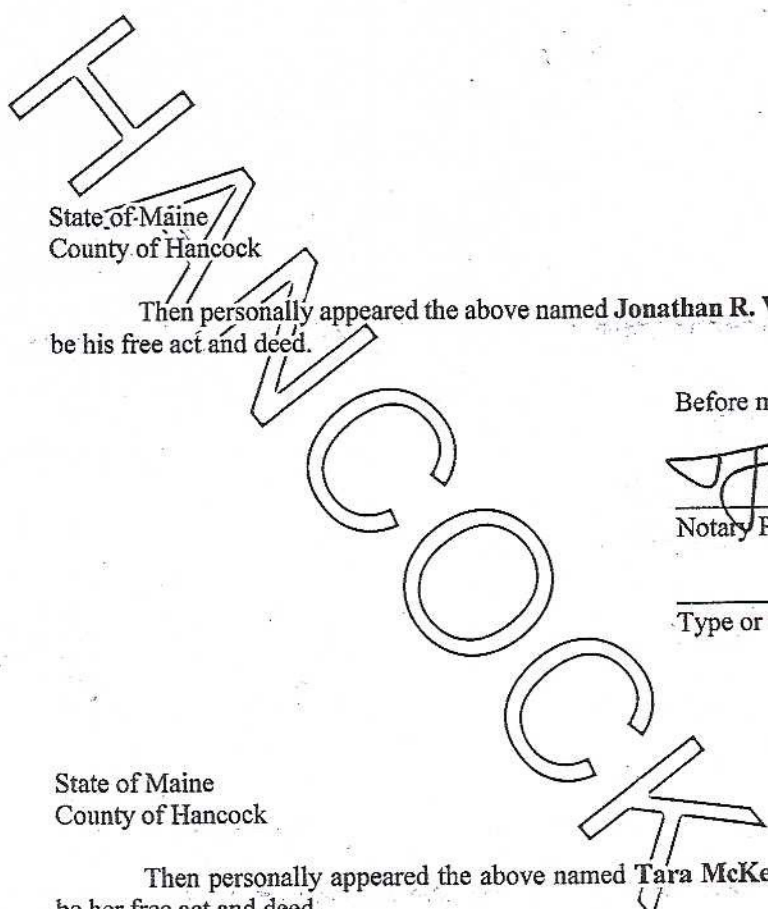
Then personally appeared the above named **Tara McKenney** acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law

Type or Print Name of Official


TAMMY S. ANDREWS
Notary Public, State of Maine
My Commission Expires 5-1-26



*Quitclaim Deed with Covenant
Jonathan R. White and Tara McKenney
To
Edward Kotredes and Danel Kotredes*

EXHIBIT A

A certain lot or parcel of land situated in Ellsworth, Hancock County, Maine, and being more particularly described as follows, to wit:

"Lot number 4 of "Hall Brook Estates" shown on an approved subdivision plan recorded in Plan File 23, No. 154 of the Hancock County Registry of Deeds and containing 2.8 acres, more or less.

Together with a fifty (50) foot right-of-way for all purposes, including the right to install, maintain and use utility services as defined in 33 M.R.S.A. § 458(2) (B); said right-of-way adjoins the northerly side of these premises as shown on the Hall Brook Estates Subdivision Plan extends easterly to State Route 180, and shall be used in common with the other subdivision lot owners, Everett E. Grindle, Jr. and his heirs and assigns, and Lennea Astbury and her heirs and assigns.

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

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

RESTRICTIVE COVENANTS: The premises are conveyed subject to the following permanent restrictions, not conditions subsequent, which are imposed for the benefit of the other eight 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 purposes, 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 setback, measured at right angles, of twenty-five (25) feet from any lot sideline, unless waived by the duly acknowledged affidavit of the abutting owner, 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; then 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 covenant shall 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 provision of 30-A M.R.S.A. Section 4401.

LOT OWNERS ASSOCIATION: By acceptance of this deed, Jonathan R. White and Tara M. White agree for themselves and their heirs and assigns, that they will become members of Hall Brook Estate Lot Owners Association, a Maine corporation, and that they will comply with all obligations and conditions Bylaws and Articles of Incorporation."

IN
④ E / Danel Kotredes
10 Hallbrook Way
Ellsworth, ME 04605