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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID

**QUIT CLAIM DEED
WITH COVENANT**

Bryan Lewis and Suzanne Lewis, both of Ellsworth, County of Hancock and State of Maine, for consideration paid, GRANTS, to **Michael Evans and Valerie Evans**, both with a mailing address of 132 George Hill Road, Grafton, MA 01519, as joint tenants with QUIT CLAIM COVENANT, the land in Ellsworth, County of Hancock and State of Maine.

A certain lot or parcel of land, together with any improvements thereon, situated in Ellsworth, County of Hancock, State of Maine, bounded and described as follows, to wit:

Lot numbered twenty-six (26) as shown on a plan entitled plan showing subdivision of property in Ellsworth, Maine, surveyed for Green Lake Estates, Inc. July 1966, C.D. Shea, Surveyor, said plan being recorded in the Hancock County Registry of Deeds in Plan Book 10, Page 88.

Also conveying as appurtenant to every part of the lot herein conveyed, a right-of-way for all purposes of a way over the private ways as shown on said plan and continuing over lands of others to the public highway.

Also conveying as appurtenant to the lot herein conveyed, the right, privilege and easement for the Grantees to install and maintain a well on adjoining Lot 25 according to said plan, in a location to be designated by Bruce C. Hamm and Kathleen M. Hamm, together with the right to install and maintain pipes from the well to the above conveyed Lot 26. Any wood or timber cut by Grantees pursuant to this easement shall remain the property of Bruce C. Hamm and Kathleen M. Hamm.

The lot hereinabove conveyed is conveyed subject to the following permanent conditions (not conditions subsequent) to wit:

1. No buildings shall be erected thereon except a private dwelling or summer residence for single family occupancy, except that a private boathouse may be erected on any lot having shore frontage, and a private garage for not more than two vehicles may be erected on any lot not having shore frontage.
2. No dwelling or summer residence, the actual cost of which is less than \$3,000.00 shall be erected thereon.
3. No buildings, except a private boathouse shall be erected or placed on any lot having shore frontage, within twenty (20) feet from high water mark, or within twelve (12) feet of any side line or within twelve (12) feet of a right-of-way.
4. No house trailer, mobile home, or tent shall be erected or used thereon.
5. No septic tank shall be placed or used within fifty (50) feet of high water mark, nor within one hundred (100) feet of any existing well, and no well shall be constructed within one hundred (100) feet of any septic tank then located.
6. No lot shall be divided for purposes of rent, lease or sale, and no part of any lot less than the whole shall be rented, leased or sold.

7. No intoxicating liquors shall be kept for sale on the premises and no business of any kind shall be conducted thereon.

8. A septic tank shall be in use within six (6) months of occupancy.

Being all and the same premises as described in a deed from Cooper F. Friend and Meredith A. Friend to Bryan Lewis and Suzanne Lewis, dated July 22, 2008 and recorded in Hancock County Registry of Deeds in Book 5038, Page 283.

Witness our hands and seals this 24 day of May, 2019.

[Signature]
BRYAN LEWIS
[Signature]
SUZANNE LEWIS

STATE OF Maine
COUNTY OF Hancock

May 24, 2019

Personally appeared the above named Bryan Lewis and Suzanne Lewis and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature]
~~Notary Public~~ / Attorney at Law

Richard C Cleary
Attorney at Law
Bar ID#: 7730