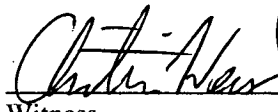


BOOK: OR 7158 PAGE:344, # OF PGS: 3  
10/01/2021 01:07:21 PM INSTR#: 2021017399  
JULIE A. CURTIS, REGISTER OF DEEDS  
HANCOCK COUNTY MAINE  
MAINE REAL ESTATE TRANSFER TAX NOT PAID

**QUITCLAIM DEED with COVENANT**

**BROCK MATTSON**, with a mailing address of 2705 Lydia Place, Thompsons Station, Tennessee 37179, for consideration paid, grants to **BRUCE W. MATTSON**, with a mailing address of 112 Mattson Lane, Blue Hill, Maine 04614, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Blue Hill, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my hand and seal this 21 day of September, 2021.

  
Witness

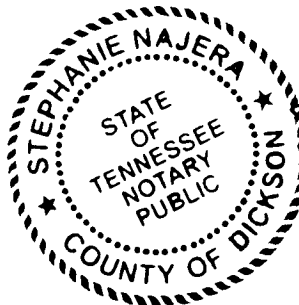
  
**BROCK MATTSON**

~~Tennessee~~  
STATE OF ~~MAINE~~  
COUNTY OF ~~HANCOCK~~, ss.  
~~Dickson~~

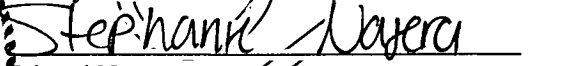
September 21, 2021

Personally appeared the above named, Brock Mattson, and acknowledged the foregoing instrument to be his free act and deed.

Before Me,



  
Notary Public

  
Printed Name

05.20.25  
Commission Expiration

**Exhibit A**

A certain lot or parcel of land, situated in Blue Hill, County of Hancock, State of Maine, bounded and described as follows:

Beginning at a point on the west line of Mattson Way, said point bearing South thirty three degrees three minutes thirteen seconds West (S. 33° 03' 13" W.) four hundred twelve and ninety one one-hundredths (412.91) feet from an iron pin marking the southwest corner of a mortgage deed from Mattson to Bar Harbor Banking and Trust Company, dated January 15, 2003 and recorded at Hancock County, Maine, Registry of Deeds in Book 3514, Page 189; thence North sixty five degrees nineteen minutes forty three seconds West (N. 66° 19' 43" W.) two hundred eighty four and twelve one-hundredths (284.12) feet to a point; thence South thirty seven degrees twenty seven minutes fifty one seconds West (S. 37° 27' 51" W.) four hundred twenty seven and fifty four one-hundredths (427.54) feet to a point; thence South seventy four degrees fourteen minutes forty three seconds East (S. 74° 14' 43" E.) three hundred forty nine and sixty five one-hundredths (349.65) feet to a point on the west line of said Mattson Lane; thence following said line, Northeasterly, three hundred sixty six (366) feet, more or less, to the point of beginning, said point bearing North twenty nine degrees fifty five minutes thirty six seconds East (N. 29° 55' 36" E.) three hundred sixty four and twenty six one-hundredths (364.26) feet from the last mentioned point.

Containing two and eight tenths (2.8) acres, more or less.

Bearings referenced to Magnetic North, 2008.

Also conveying a right of way over Mattson Lane as now traveled from Route 177 to the above described lot. Also conveying an easement for utilities along said Mattson Lane as they are presently laid out.

**Restrictive Covenants.** The premises described above is made and conveyed subject to the following permanent restrictions (not conditions subsequent) which shall run with the premises:

1. The premises shall only be used for single family residences and home occupations and activities consistent with the same.
2. No mobile homes or trailers shall be placed on the premises, except construction trailers which shall be removed promptly at completion of construction.
3. Framing and exterior construction and finishing of any building and related landscaping shall be completed within one year of commencement, unless effectively screened from view.

4. Any building on the premises shall set a minimum of twenty-five (25) feet from any sideline of right of way line, unless waived by duly acknowledged affidavit of the abutting owner(s), to be recorded in the Hancock County, Maine, Registry of Deeds.
5. No trash, junk, scrap or other such unsightly or hazardous conditions shall be maintained on the premises.
6. No unregistered motor vehicles of any kind shall be stored on the premises unless enclosed in a garage.
7. Any animals kept on the premises must be compatible with a residential area, and must not provide an annoyance, nuisance, or hazard, such as noise, odor, attraction or propagation of vermin, or danger of attack.
8. The premises shall not be further divided, 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 may not otherwise be subject to the provisions of state or local law.
9. The expense of repair and maintenance of Mattson Lane, shall be shared between those parties using said road to provide access to their property, in proportion to their use thereof.

The restrictions as here provided shall be for the benefit of retained land of Bruce W. Mattson and Teresa A. Mattson, their heirs and assigns and the land of Bruce W. Battson and Teresa A. Mattson as previously conveyed by the following deeds:

1. Deed dated December 16, 2002 from Bruce W. Mattson and Teresa A. Mattson to James W. Lacasse and Katye M. Lacasse as recorded in Book 3478, Page 302 of the Hancock County Registry of Deeds; and
2. Deed dated February 26, 1999 from Bruce W. Mattson and Teresa A. Mattson to Matthew M. Mattson and Amy E. Mattson as recorded in Book 2818, Page 242 of said Registry of Deeds.

It being the intent of this provision to extend the right of enforcement of the restrictions to the present and future owners of the lands described. Referenced grantees Katye M. Lacasse and Matthew M. Mattson are children of Bruce W. Mattson and Teresa A. Mattson.

Being a portion of the premises as conveyed in a deed from Bruce W. Mattson and Teresa A. Mattson to Brock Mattson dated June 18, 2009 and recorded in Book 5238, Page 262 at the Hancock County Registry of Deeds.

A title search has not been performed in conjunction with the preparation of this deed.

③

Ret. Cleary L.O.