

OR BK 6336 PGS 90 - 90
INSTR # 2015000164
HANCOCK COUNTY, ME

01/07/2015 01:35:31 PM
JULIE A. CURTIS
REGISTER OF DEEDS

MUNICIPAL QUITCLAIM DEED WITHOUT COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS THAT the Inhabitants of the Municipality of Surry, Maine, a body corporate and politic located in Hancock County, State of Maine, for consideration paid, release to Reginald & Darcel Winslow Jr., a certain parcel of land with buildings thereon, if any, located in the Municipality of Surry, Hancock County, State of Maine, identified as follows (Note: the description below must match the description contained in the lien certificate):

Lot 011-14, Map 035 on the Tax Maps of the Municipality of Surry, Maine, prepared by RJD, Inc and dated April 01, 2014, on file in the Office of the Assessors at Surry, Maine. The Municipality of Surry has acquired its interest in said parcel of land through automatic foreclosure of a lien dated recorded in Book 5876 Page 274 of the Hancock County Registry of Deeds.

The Inhabitants of the Municipality of Surry, Maine have caused this instrument to be signed in its corporate name by Stephen Bemiss, William Matlock, and Dale Sprinkle its Municipal Officers duly authorized.

Witness our hands and seals this 5th day of November 2014.

MAINE REAL ESTATE
TRANSFER TAX PAID

INHABITANTS OF THE MUNICIPALITY
OF Surry, Maine

Thomas P. Wilgus
Witness
Thomas P. Wilgus
Witness
Thomas P. Wilgus
Witness

Stephen Bemiss
Dale Sprinkle

ACKNOWLEDGEMENT

State of Maine Date: November 5, 2014
Hancock County, ss.

Then personally appeared before me the above-named Stephen Bemiss, William Matlock and Dale Sprinkle Municipal Officers of the Municipality of Surry, Maine, and acknowledged foregoing to be their free act and deed in their said capacity and the free act and deed of the Inhabitants of said Municipality.

Before me, Angela M. Smith
Notary Public/Attorney at Law
Angela M. Smith
(Print Name)

My commission expires:

ANGELA M. SMITH
Notary Public, Maine
My Commission Expires May 4, 2020



SEAL

2041

WARRANTY DEED

BOOK 1431 PAGE 121

KNOW ALL MEN BY THESE PRESENTS, That, OLD WINTERPORT AG, a corporation organized and existing under the laws of Switzerland and having a registered office in Maine c/o Frank B. Walker, 93 Main Street, Ellsworth, Maine, 04605, for consideration paid, GRANTS to PHILIP J. DiBLASI of 72 Woodcrest Drive, Melrose, Massachusetts 02176, with WARRANTY COVENANTS, as JOINT TENANTS, the land situated in Surry, Hancock County, Maine, described in Exhibit A annexed hereto and made a part hereof.

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

IN WITNESS WHEREOF, Old Winterport AG has caused this instrument to be signed in its corporate name and sealed with its corporate seal by David J. Buffam, Its Executive Vice President, hereunto duly authorized this 10th day of February, 1982.

OLD WINTERPORT AG

By David J. Buffam
Its Executive Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

February 10, 1982

Personally appeared the above named DAVID J. BUFFAM and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Old Winterport AG.

Before me, Marian R. Barbieri
Notary Public

MARIAN R. BARBIERI
Notary Public, State of New York
No. 41-465312
Qualified in Queens County
Commission Expires March 30, 1985

WALKER & ROSS - LAW OFFICES - 93 MAIN STREET - ELLSWORTH, MAINE 04605

DS

Initial

DMW

RW

BOOK 1431 PAGE 122

EXHIBIT A TO WARRANTY DEED FROM OLD WINTERPORT AG
TO PHILLIP J. DiBLASI

A certain lot or parcel of land situated in Surry, Hancock County, Maine, described as follows:

Lot number 14 as shown on plan of land entitled "Patten Pond Estates" prepared by Herrick and Salsbury, Inc., and recorded in Hancock County Registry of Deeds in Plan File 17, #118.

This conveyance is subject to the following permanent restrictions (not conditions subsequent), to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial use, except for usual customary home occupations and professional uses.
2. No more than one single family dwelling with usual appurtenant structures, such as garage, patio, boathouse, may be erected or maintained upon any numbered lot.
3. No mobile homes, house trailers, tents, or temporary structures shall be erected, placed, maintained or permitted to remain upon said property.
4. Buildings shall be set back a minimum of fifty feet from the roadway side line and a minimum of twenty-five feet from back and side boundary lines, or seventy-five feet from the normal high water line of Patten Pond or Patten Stream.
5. All construction shall conform with the provisions of any zoning ordinance of the Town of Surry in effect at time of commencement of construction.
6. For the purpose of maintaining roads, for the general use and benefit of all lot owners, each lot owner, in accepting a deed or contract for any lot in this subdivision, agrees to and shall be a member of and be subject to the obligations and duly enacted Bylaws and Rules of the Lot Owners Association, a non-profit corporation.
7. No lot shall be divided for the purpose of sale or lease. The lot shall be sold or leased only as entirety. Except that a portion of any lot may be conveyed to the owner of an abutting lot upon approval by the Town and State regulating authorities.

The foregoing restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all lots within this subdivision and part hereof, and shall run with the land. Invalidity of any one provision by Court Decree or otherwise shall not affect any other provisions which shall remain in full force and effect.

Being part of the premises described in Deed from Downeast Acreage, Inc., to Old Winterport AG, dated September 9, 1976 and recorded in Hancock Registry of Deeds in Book 1268, Page 554.

HANCOCK, SS: REC'D APR 12 1982 AT 2 40 PM

WALKER & ROSS - LAW OFFICES - 63 MAIN STREET - ELLSWORTH, MAINE 04803

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