

DLN: 1002040096911

WARRANTY DEED

EDWARD MAGIERA AND JANE MAGIERA, with a mailing address of Post Office Box 140, Surry, Maine, 04684, for consideration paid, grant to **LYNETTE R. JOHNSON AND ARLA M. JOHNSON**, with a mailing address of 1100 Brickell Bay Drive, Apartment 60H, Miami, Florida 33131, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Surry, Hancock County, Maine, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this ____ day of June, 2020.

[Signature]
Witness

Edward Magiera
EDWARD MAGIERA

Witness

Jane Magiera
JANE MAGIERA

STATE OF MAINE
COUNTY OF HANCOCK, ss.

June 1, 2020

Personally appeared the above named, Edward Magiera and Jane Magiera, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

[Signature]
Notary Public

Printed Name

Commission expiration

KAREN A. GRANT
Notary Public, Maine
My Commission Expires July 8, 2020

Exhibit A

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

"Beginning at an iron rod driven into the ground on the Easterly side of a 50 foot wide camp road, said iron rod also lying on the Southerly line of land of Wilbur A. & Marjorie M. Saunders, now or formerly; thence running in a generally Southerly and Westerly direction by and along the Easterly edge of said 50 foot wide camp road, 983.5 feet, more or less, to an iron rod driven into the ground; thence running N. 61° 10' E. 1355.1 feet to an iron rod driven into the ground on the Westerly edge of a turn-around; thence following the edge of said turn-around in an arc in a generally Northerly direction to an iron rod driven into the ground on the edge of said turn-around; thence running N. 40° 00' W. 228.2 feet to an iron rod driven into the ground; thence running N. 46° 45' W. by and along a wire fence, 52.8 feet to an iron rod driven into the ground; thence running S. 77° 11' W. 557.2 feet to an iron rod driven into the ground on the Easterly side of the 50 foot wide camp road and the point of beginning, containing 12.4 acres and being Lot #1 on Plan of Sunup Estates Subdivision, Surry, Maine, by Maine Land Services dated July 21, 1975 and approved by the Planning Board of Surry, Maine on July 31, 1975, said plan being recorded in Plan Book 14, Page 94.

Also granting as appurtenant to the above described premises and to every part thereof, a free and unobstructed right-of-way for all purposes of a way, for vehicles, pedestrians and utilities in common with others legally entitled thereto over the 50 foot camp road shown on Plan of Sunup Estates Subdivision as previously described leading to State Route 176.

Subject to the following conditions and restrictions made for the benefit of the Grantees and the Grantees assigns, and for the benefit of others who purchased lots in the Sunup Estates Subdivision as previously described, to which conditions and restrictions the Grantees accede and agree to be bound:

1. Said premises shall be used for single family residences only, excluding any permanent mobile home, tent or trailer.
2. No building shall be constructed within 30 feet of a street line or within 30 feet of any lot line.
3. No unregistered vehicles shall remain on said premises.
4. The lots in the Sunup Estates Subdivision shall not be used for any commercial activity, including liquor sales, with the exception of those activities which may be conducted wholly within the existing home.

Each of the foregoing conditions and restrictions shall be permanent and shall run with the land to subsequent land owners, and any deed or other instruments of conveyance of the land shall contain a reference to said conditions and restrictions which may be enforceable by the Grantors herein or the owner of any lot conveyed according to plan of lots."

Being all and the same premises as conveyed in a deed from Lawrence D. Pixley and Jennifer C. Pixley to Edward Magiera and Jane Magiera dated April 13, 1978 and recorded in Book 1316, Page 492 at the Hancock County Registry of Deeds.