



OR BK 6809 PGS 147 - 150 08/15/2017 12:12:41 PM
INSTR # 2017012513 JULIE A. CURTIS
HANCOCK COUNTY, ME REGISTER OF DEEDS

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A

QUITCLAIM DEED with COVENANT

MICHAEL F. JORDAN, with a mailing address of Post Office Box 634, Ellsworth, Maine 04605, for consideration paid, grants to **KEN A. COLPAERT AND SUZANNE H. KANE**, with a mailing address of 22 Nathan Cutler Drive, Bedford, New Hampshire 03110, 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 EXHIBIT A, attached hereto and made a part hereof.

WITNESS my/our hand(s) and seal(s) this 15th day of August, 2017.

Witness

MICHAEL F. JORDAN

STATE OF MAINE
COUNTY OF HANCOCK, ss.

August 15th, 2017

Personally appeared the above named, Michael F. Jordan, and acknowledged the foregoing instrument to be their free act and deed.

Before Me,

Notary Public

Printed Name
Commission expiration

AMANDA SALSURY
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 13, 2021

MAINE REAL ESTATE
TRANSFER TAX PAID

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Y

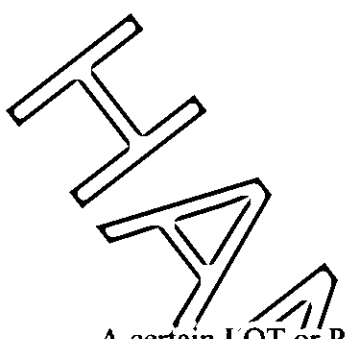


EXHIBIT A

A certain LOT or PARCEL of land situated on the northeasterly side of Bangor Road (Route 1A), northwesterly side of Gilpatrick Way, and southwesterly side of Moore Farm Circle, City of Ellsworth, Hancock County, Maine, bounded and described as follows, to wit:

BEGINNING at a one (1) inch iron bolt set in the ground at the easterly corner of Lot 3 as shown on a final plan of North Ellsworth Estates, dated August 31, 2005 and recorded at the Hancock County Registry of Deed in Planfile 34-96, said bolt being on the westerly side of Moore Farm Circle, a fifty (50) foot Right of Way as shown on said plan;

THENCE South 47 degrees 57 minutes 33 seconds West by and along the southeasterly line of said Lot 3, two hundred eleven and thirty hundredths (211.30) feet to a rebar with identification number 2099 found set in the ground at the easterly corner of land as described in a deed from Ferne Cottle to Robert E. Gordon, dated April 15, 1999, and recorded at said Registry in Book 2833, Page 330;

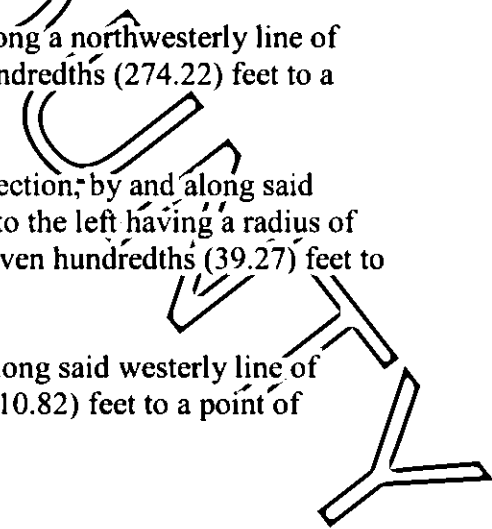
THENCE South 41 degrees 21 minutes 49 seconds West, by and along the southeasterly line of land of said Gordon, two hundred eight and zero hundredths (208.00) feet to a rebar with identification number 2099 found set in the ground on the northeasterly side of Bangor Road (Route 1A);

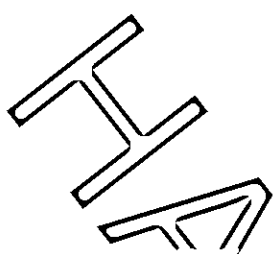
THENCE South 48 degrees 00 minutes 50 seconds East, by and along the northeasterly side of said Bangor Road (Route 1A), three hundred ninety-two and forty-three hundredths (392.43) feet to the northwesterly sideline of Gilpatrick Way, a sixty (60) foot Right of Way as shown on said plan;

THENCE North 41 degrees 06 minutes 16 seconds East, by and along a northwesterly line of said Gilpatrick Way, two hundred seventy-four and twenty-two hundredths (274.22) feet to a point of curvature;

THENCE in a generally northeasterly, northerly, northwesterly direction, by and along said Gilpatrick Way and Moore Farm Circle, and by and along a curve to the left having a radius of twenty-five (25) feet and an arc length of thirty-nine and twenty-seven hundredths (39.27) feet to a point of tangency;

THENCE North 48 degrees 53 minutes 44 seconds West, by and along said westerly line of Moore Farm Circle, one hundred ten and eighty-two hundredths (110.82) feet to a point of curvature;





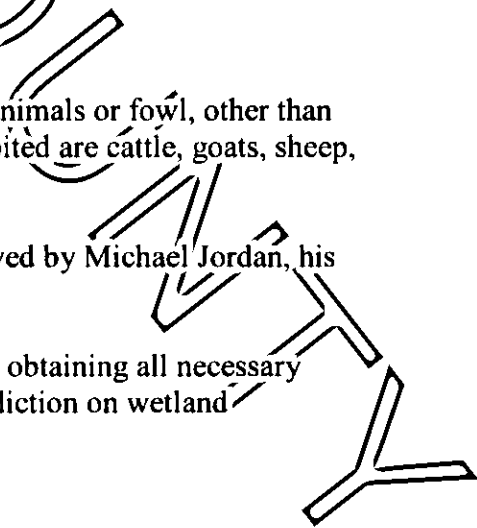
THENCE in a generally northwesterly, northerly direction, by and along said westerly line of Moore Farm Circle, and by and along a curve to the right having a radius of two hundred twenty-five and zero hundredths (225.00) feet and an arc length of one hundred fifty-seven and eight hundredths (157.08) feet to a point of tangency;

THENCE North 08 degrees 53 minutes 44 seconds West, by and along said westerly side of Moore Farm Circle, one hundred eleven and ninety-seven hundredths (111.97) feet to the point of beginning and containing 2.90 acres.

BEARINGS in the above described are oriented to Grid North – Maine East Zone.

Subject to the following restrictive covenants:

1. No further subdivision of any lot will be permitted. This does not preclude slight line adjustments between lots as long as all zoning regulations are met and all appropriate approvals are received.
2. No mobile homes as defined by MRSA Title 10, section 9081 are allowed on any of the lots.
3. Any home under construction shall have the exterior of the building completed within one year from the starting date of construction.
4. No metal sided buildings shall be erected on any lot. All buildings shall have a concrete basement or frostwall type construction and shall have a pitched roof at a minimum pitch of 5:12.
5. No unlicensed or unregistered vehicle shall be kept on any lot.
6. No husbandry of animals shall be allowed on any lot, and no animals or fowl, other than customary home pets, shall be kept thereof. Expressly prohibited are cattle, goats, sheep, lamas, horses, poultry and swine.
7. All buildings plans and site layout must be and shall be approved by Michael Jordan, his successors and assigns.
8. No lot owner shall fill any wetland shown hereon without first obtaining all necessary permits from local, state and federal agencies that have jurisdiction on wetland alterations.



HANCOCK

- 9. No lot owner may protest any future development proposed on the remaining land of Michael Jordan, his successors and assigns. This is notice of intent of future development and the extension of the infrastructure and utilities.
- 10. All gardening equipment, bicycles, trash containers, fuel containers, sporting equipment or similar items, shall be stored to the extent possible in an enclosed area. All trash and rubbish shall be removed from the premises on a weekly basis.
- 11. No activity shall be conducted on the premises which would unreasonably interfere with the peace and serenity of adjoining property owners.
- 12. No snowmobile or all-terrain vehicles of any kind shall be operated upon the premises and, if owned, must be stored under cover.

The above described premises being a PORTION OF the premises and described in a deed from Ferne L. Cottle to Michael F. Jordan, dated September 29, 2004 and recorded at the Hancock County Registry of Deeds in Book 4031, Page 327

Excepting any land taken by the State of Maine for widening said Bangor Road.

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