

QUITCLAIM DEED

Maine Statutory Short Form

DLN: 1002140176020

KNOW ALL MEN BY THESE PRESENTS that STEVEN DAVID SHELTON AND BRENDA SUE SHELTON of Ellsworth, County of Hancock, and State of Maine, for consideration paid, grant to NANCY NORRIS whose mailing address is P.O. Box 27, Bernard, ME 04612 with QUITCLAIM COVENANT, the real property situated in Ellsworth, County of Hancock and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of December, 2021.

[Signature]
Witness

[Signature]
Witness

[Signature]
Steven David Shelton

[Signature]
Brenda Sue Shelton

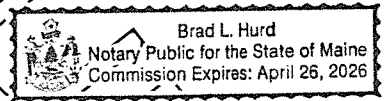
State of Maine
County of Hancock

Date: 12/13/21

Personally appeared the above named Steven David Shelton and Brenda Sue Shelton and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]



Notary Public/Attorney at Law
Print Name:
Commission Expires:

EXHIBIT A

A certain lot or parcel of land, with the buildings and improvements thereon, situated in Ellsworth, Hancock County, Maine, lying easterly of the Union River, westerly of "Hall Brook Estates", and bounded and described as follows:

Beginning at an iron bolt set in the ground in the westerly sideline of Lot No. 7 in the "Hall Brook Estates" subdivision, a plan of which is recorded in Plan File 23, No. 154 of the Hancock County Registry of Deeds, and at the southeasterly corner of premises conveyed to Spencer G. Grindle (Book *, Page * of said Registry); thence South $5^{\circ} 00' 00''$ West, along the westerly sideline of Lot No. 7, three hundred-twenty-five and eight hundredths (325.08) feet to an iron bolt set into the ground; thence continuing South $5^{\circ} 00' 00''$ West along Lot No. 7, forty-six (46) feet, more or less, to the thread of Hall Brook; thence following the thread of Hall Brook westerly, three hundred twenty-five (325) feet, more or less, to the mean high water line of the Union River; thence north-northwesterly along the Union River, three hundred twelve (312) feet, more or less, to a point; thence North $78^{\circ} 52' 05''$ East, along the southerly sideline of Spencer Grindle, one hundred thirty-nine (139) feet, more or less, to an iron bolt set in the ground; thence continuing North $78^{\circ} 52' 05''$ East along Spencer Grindle, two hundred-fifty-one and ten hundredths (251.10) feet to a point in the westerly side of a fifty (50) foot wide right-of-way shown on said plan; thence continuing North $78^{\circ} 52' 05''$ East along Spencer Grindle, fifty-two and five hundredths (52.05) feet to the place of beginning; containing 2.6 acres, more or less.

TOGETHER with a fifty (50) foot wide right-of-way for all purposes, including the right to install, maintain and use utility services as defined in 33 M.R.S.A. § 458(2)(B), said right-of-way adjoins the northerly side of the lots shown on the "Hall Brook Estates" subdivision plan (Plan File 23, No. 154), and it extends easterly to State Route 180, and it shall be used in common with the owners of Lots 2-7 in "Hall Brook Estates", Spencer G. Grindle, Scott E. Grindle, Lennea Astbury, and their heirs and assigns.

TOGETHER with a continuation of that fifty (50) foot wide right-of-way for all purposes, including the right to install, maintain, and use utility services as defined in 33 M.R.S.A. § 458(2)(B), along the easterly sideline of premises previously conveyed to Scott E. Grindle (Book 2067, Page 14) and then along the easterly sideline of premises previously conveyed to Spencer G. Grindle (Book 2067, Page 19), which lots lie northerly of the above-described premises. Each of these rights-of-way are shown on the plan of "Hall Brook Estates".

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

SUBJECT to the setback and height requirements stated in the left margin of the "Hall Brook Estates" subdivision plan (Plan File 23, No. 154).

RESTRICTIVE COVENANTS: The premises are conveyed subject to the following permanent restrictions, not conditions subsequent, which are imposed for the benefit of the other eight parcels of land shown on that subdivision plan for Hall Brook Estates:

1. The premises shall be used for residential purposes only, and not for any commercial or industrial purpose, except for customary home occupations.
2. No more than one single family dwelling, a separate guest cottage, and appurtenant structures, such as a garage, studio, greenhouse or workshop, shall be erected and maintained upon the premises.
3. Any building constructed upon the premises shall have a minimum setback, measured at right angles, of twenty-five (25) feet from any lot sideline, unless waived by the duly acknowledged affidavit of the abutting owner, which affidavit is to be recorded in the Hancock County, Maine, Registry of Deeds.
4. The framing and exterior construction of any building constructed upon the premises shall be completed, including outside finish work, within one (1) year from commencement of excavation.
5. No mobile homes or house trailers and no unregistered automobiles or trucks of any kind shall be placed or maintained upon the premises.
6. No snowmobiles or all-terrain vehicles of any kind shall be operated upon the premises and, if owned, must be stored under cover.
7. The area of placement of any satellite dish upon the premises shall be at grade level and screened from view in a reasonable manner by appropriate landscaping and/or ground shaping.
8. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary domestic household pets or saddle horses, shall be kept thereon; the foregoing expressly prohibiting, but not being limited to, sheep, goats, swine, cattle, poultry and other "farm animals".
9. The premises shall not be further subdivided, 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 would not otherwise be subject to the provisions of 30 M.R.S.A. Section 4401.

Being the same premises described in the deed from Everett E. Grindle, Jr. and Susan E. Grindle to Brenda Sue Shelton and Steven David Shelton, dated July 29, 1993, recorded in the Hancock County Registry of Deeds in Book 2130, Page 266.