

**QUITCLAIM DEED
WITH COVENANT**
DLN# 1002240215483

STEPHEN J. TUCKER and **MARY J. WOLFORD-TUCKER**, both of Ellsworth, County of Hancock and State of Maine, for consideration paid, GRANT to **MATTHEW GARDNER CLARK** and **VICTORIA GRACE CLARK**, both of Ellsworth, County of Hancock and State of Maine, with **QUITCLAIM COVENANT**, as Joint Tenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Ellsworth, County of Hancock and State of Maine, bounded and described as follows, to wit:

Being Lot 19 as shown on a plan of land entitled "Subdivision Plan of Section 2, Pine Tree Estates, Ellsworth, Hancock County, Maine", dated September, 1974, surveyed by James W. Sewall Company, Old Town, Maine which Plan is recorded with the Hancock County Registry of Deeds, Plan Book 14, Page 23.

This conveyance is made ~~SUBJECT TO~~ the following conditions, restrictions, easements and rights of way, if any:

1. Easement to Bangor Hydro-Electric Company dated October 1, 1983, recorded with the Hancock County Registry of Deeds in book 1479, Page 620.
2. Right-of-ways for all purposes of ingress and egress over the roads or ways as shown on the above-referenced plan.

This conveyance is also made ~~SUBJECT TO~~ a Road Maintenance Declaration by First Atlantic Land Company, Inc. dated July 16, 1987, said Declaration recorded with the Hancock County Registry of Deeds in Book 1659, Page 404.

This conveyance is also made subject to the following express conditions, obligations and restrictions:

That no building shall be erected upon the premises other than a one-family dwelling house, together with a garage and other necessary buildings appurtenant to said dwelling house or garage.

That the first floor living area of said dwelling house shall contain at least nine hundred (900) square feet of living area.

That the construction shall be used for residential purposes only and not for any commercial or industrial uses.

That no house trailer, mobile home, tent, or other temporary structures shall be erected, placed or maintained for the purposes of living therein on said premises. The term mobile home as used herein is defined as: A dwelling unit built on a chassis and containing complete electrical, plumbing and sanitary facilities, and designed to be installed on a temporary or permanent foundation for permanent living quarters. This shall not include the type of vehicle known as a trailer or tent-trailer (fabric covered or "solid state") which is designed primarily and /or sold for the purposes of temporary accommodations away from a permanent home or domicile; nor shall it include homes defined as modular houses. This clause shall survive the passing of title.

That no septic tank, cesspool or any equipment of any nature whatsoever for the disposal of sewage shall be erected, installed or maintained within one hundred feet (100') of any well and any such installation, erection or maintenance of such facilities shall comply

with all rules and regulations of the State of Maine Department of Health and Welfare or such other agency having jurisdiction.

That no structure shall be erected on said premises closer than seventy-five feet (75) from any public or private way, as shown on the recorded subdivision plan above referred to, and at least thirty-five (35') from the sideline or rear line of the lot.

PROVIDED, HOWEVER, that forfeiture for breach of the foregoing conditions, or any one of them, shall not operate to impair nor diminish the lien of bona fide mortgages existing upon the premises at the time of the breach of condition. The benefits of the restrictions and conditions herein imposed shall inure to the benefit of all owners in fee simple of the lot and these conditions are imposed upon the said lot as shown on said plan.

Being all and the same premises as described in a deed from William K. Davis to Stephen J. Tucker and Mary J. Wolford-Tucker, dated September 22, 2004 and recorded in Book 4024, Page 110, in the Hancock County Registry of Deeds.

WITNESS our hands and seals this 24th day of October, 2022.

Katlyn G. Trask
Witness

Stephen J. Tucker
STEPHEN J. TUCKER

Katlyn C. Trask
Witness

Mary J. Wolford-Tucker
MARY J. WOLFORD-TUCKER

STATE OF MAINE
COUNTY OF Hancock, ss

October 24, 2022.

Personally appeared the above named Stephen J. Tucker and Mary J. Wolford-Tucker and acknowledged the foregoing instrument to be their free act and deed.

Before me,

KATELYN G. TRASK
Notary Public, State of Maine
My Commission Expires July 26, 2029

Katlyn G. Trask
Notary Public

Katelyn G. Trask
(Print Name and Affix Seal)