



OR BK 6252 PGS 117 - 119 07/17/2014 10:07:30 AM
INSTR # 2014010920 JULIE A. CURTIS
HANCOCK COUNTY, ME REGISTER OF DEEDS

QUITCLAIM DEED with COVENANT

MARCIA BAILEY, whose address is 1951 Harvey Lake Road, Highland Michigan 48356, for consideration paid, grants to **JOHN AJEMIAN**, whose address is 7 Honeybrook Drive, Princeton, New Jersey 08540, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings or improvements thereon, situated in Gouldsboro, Hancock County, Maine, bounded and described as follows:

Lot number 233 as shown on plans of land formerly of Terra, Inc., now known as Paul Bunyan Shores, by Waldron Johnson, Surveyor, July, 1965, said plans being recorded in Hancock County, Maine, Registry of Deeds in Plan Book 10, Page 43. The page number for plan reference in the prior deeds beginning with Book 1121, Page 732, dated September 23, 1970 was incorrectly listed as Page 42. This was an obvious scrivener's error.

Also conveying as appurtenant to every part of the lot herein conveyed, rights of way for all purposes of a way over the private ways as shown on said plans and continued over other lands to the public highway.

The lot hereinabove conveyed is conveyed subject to certain permanent conditions (not conditions subsequent) all as appear and as set forth in a warranty deed from Catherine M. Langdon to Shirley Povich dated August 10, 1965, and recorded in Hancock County, Maine, Registry of Deeds in Book 991, Page 35 as follows:

1. No building shall be erected thereon except a private dwelling or summer residence for single family occupancy, except that a private boathouse may be erected on any lot having shore frontage.
2. No dwelling or summer residence, the actual cost of which is less than \$3500.00 shall be erected thereon.
3. No building except a private boathouse shall be erected or placed on any lot having ocean frontage, within 20 feet from high water mark, or within

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12 feet of any side line or within 20 feet of a right-of-way. No building shall be erected or placed on any lot not having ocean frontage within 25 feet of a right-of-way or within 12 feet of any other lot line.

4. No house trailer, mobile home, or tent shall be placed or used thereon.
5. No septic tank shall be placed or used within 75 feet of high water mark, nor within 100 feet of any existing well, and no well shall be constructed within 100 feet of any septic tank then located.
6. No lot shall be divided for purpose of rent, lease or sale, and no part of any lot less than the whole shall be rented, leased or sold.
7. No intoxicating liquors shall be kept for sale on the premises and no business of any kind shall be conducted thereon.

These restrictions shall be for the benefit of all other lots on said plan and every part thereof, and shall run with the land.

Meaning and intending to convey the same premises as conveyed from James R. Austin and Helen F. Austin to Mary C. Hart and Marcia Bailey by deed dated May 31, 1984, and recorded on June 27, 2002 in Book 1504, Page 315. For further reference see deed from Mary C. Hart to Marcia Bailey by deed dated June 27, 2002 and recorded in the Hancock County Registry of Deeds in Book 3392, Page 103.

WITNESS my hand and seal this ____ day of July, 2014.

Sharin L. Smith
Witness Sharin L. Smith

Marcia Bailey
Marcia Bailey

CO

STATE OF MICHIGAN
COUNTY OF Livingston

ss.

July 12th, 2014

Then personally appeared the above-named, Marcia Bailey, and acknowledged the foregoing instrument to be her free act and deed.

Erin Long
Attorney at Law/Notary Public

Erin Long
Print Name

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SEAL

Erin Long
Notary Public, Livingston County, Michigan
Acting in Livingston County, Michigan
My Commission Expires 08-21-2018

(3) E/John Ajemian