

QUITCLAIM DEED WITH COVENANT

DLN#: 1002140162562

E. WAYNE HUTCHINS and RUTH C. HUTCHINS, husband and wife, both having a mailing address of 25 Upper John Orcutt Beach Road, Brooksville, Maine 04617, for consideration paid, GRANT to RICHARD SEEGER, having a mailing address of 441 Alisal Court, Danville, California 94526-1803, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Blue Hill, Hancock County, Maine, bounded and described as follows:

"Lot 2 as shown on a plan entitled "Amended Subdivision Plan for the Tenney Hill Development, Tenney Hill, Blue Hill, Hancock County, Maine" prepared by Sage Collins Surveying, Inc., dated October 23, 2014 and recorded at Plan File 42, Page 116 in Hancock County Registry of Deeds.

The hereinabove described lot is conveyed expressly subject to the following restrictions (not conditions subsequent) imposed for the benefit of the other lots in the Tenney Hill Development as shown on said plan and for the benefit of other land of Francis T. Nichols, now or formerly, located adjacent to the above-described lot, to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial use. No more than one single family dwelling with appurtenant structures such as garage, patio, may be erected or maintained upon said premises. No house trailer, mobile home, tent or other temporary structure shall be erected, placed, maintained or permitted to remain upon said property. No business of any kind shall be conducted thereon, except that home occupations such as that of a writer, artist, physician, lawyer or architect may be permitted thereon.

2. Said property shall not be subdivided for sale or lease in parts or portions, but shall be sold or leased only as an entirety.

Together with land lying between the westerly line of the above described lot and the center line of Beech Hill Avenue, but subject to the rights of the public therein.

Excepting and reserving to Francis T. Nichols an easement to operate, maintain, repair and replace a basement drain leading from property of Beardsley in an easterly direction through and across Beech Hill Avenue and onto the lot above described.

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

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Linda M. Elder and Burton W. Pearl to E. Wayne Hutchins and Ruth C. Hutchins, dated December 10, 2020, recorded at the Hancock County Registry of Deeds in Book 7081, Page 115.

WITNESS our hands and seals this 13 day of October, 2021.

E. Wayne Hutchins
E. Wayne Hutchins

Ruth C. Hutchins
Ruth C. Hutchins

STATE OF MAINE
COUNTY OF HANCOCK

October 13, 2021

Then personally appeared the above named E. WAYNE HUTCHINS and RUTH C. HUTCHINS and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Laurie A. Norton
Notary Public

Print name of Notary

Laurie A. Norton
Notary Public, State of Maine
Commission Expires October 16, 2023

My commission expires: