

QUITCLAIM DEED WITH COVENANT

JEFFREY WAYNE CAMPBELL, of Ellsworth, Hancock County, Maine,
for consideration paid, GRANTS to JEFFREY WAYNE CAMPBELL and
HOTMARIA PANJAITAN, 39 Holt Drive, Ellsworth, ME 04605, with
Quitclaim Covenant, AS JOINT TENANTS, the land situated in
Ellsworth, Hancock County, Maine, bounded and described in EXHIBIT A
attached hereto and made a part hereof.

WITNESS my hand this 7th day of August, 2003.


JEFFREY WAYNE CAMPBELL

STATE OF MAINE
COUNTY OF Hancock, ss

Date: August 7, 2003

Personally appeared the above-named Jeffrey Wayne Campbell, and
acknowledged the above instrument to be his free act and deed.

Before me,


Notary Public


Printed Name of Notary

Expires 11/3/2004

SEAL

EXHIBIT A

A certain lot or parcel of land, together with any and all improvements thereon, situated in Ellsworth, Hancock County, Maine, bounded and described in the deed from Un Hui Campbell to Jeffrey Wayne Campbell dated July 14, 1989 and recorded in Book 1761, Page 275 of the Hancock County, Maine, Registry of Deeds as follows, to wit:

"A certain lot or parcel of land, together with all buildings thereon, situated in Ellsworth, Hancock County, Maine, and being Lot No. 30 shown on plan entitled "Ellsworth, Maine, Subdivision of Land Owned by Earle D. & Charles A. Holt, being a part of land described in Book 726, Page 252, by H. M. Kenniston, 1949, recorded in Hancock County, Maine, Registry of Deeds in Plan Book 6, Page 35.

This property is conveyed subject to the following restrictions: (1) No building erected thereon shall ever be used or occupied for any purpose except that of a private dwelling exclusively, provided, however, that a private garage not exceeding one story in height may be erected on said lot as appurtenant to the dwelling; (2) no dwelling, the actual cost of which is less than \$5000.00 shall be erected on said lot; (3) all buildings erected on said lot shall be parallel to the side lines of said lot and the front of which shall be parallel to the street.

Said lot is conveyed subject to the following covenant as contained in the original conveyances of lots shown on said Plan:

"The grantor, its successors and assigns, hereby covenant to and with the grantees, their heirs and assigns, that it will not at any time hereafter convey or otherwise dispose of any lot in said subdivision except upon and subject to such restrictions and conditions as are hereinbefore mentioned and as are common to all lots in said subdivision and the grantees accept this conveyance subject to the conditions and restrictions as above set forth and for themselves, their heirs and assigns, covenant with the grantor, its successors and assigns, that they and their heirs and assigns, shall forever faithfully observe and perform said several conditions and restrictions and each of them."

Reference is made to Warranty deed from Ethel Smith to Jeffrey W. Campbell and Un Hui Campbell as joint tenants, dated

August 14, 1987, and recorded at Book 1652, Page 491, of the
Hancock County, Maine, Registry of Deeds."

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HANCOCK COUNTY

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