

QUITCLAIM DEED

Therese A. Green and Mark A. Green, both of Hancock, County of Hancock and State of Maine, FOR CONSIDERATION PAID, grant to Neal Anthony Vacchiano and Helen Vacchiano, with a mailing address of 51 East 300 South, Laketown, Utah 84038 with QUITCLAIM COVENANTS, as Joint Tenants, the following described real property located in the Town of Hancock, County of Hancock, State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings thereon, situated in Hancock, County of Hancock, State of Maine, bounded and described as follows, viz:

Lots numbered 56 and 57 as shown on Plan of Land entitled Settler's, Landing on Taunton Bay prepared by H. C. Plummer, Jr., dated February 1970, and recorded in Hancock Registry of Deeds in Plan Book 11, Page 131.

Together with the shore and flats lying between the sidelines of said lots extending to low water mark in accordance with the laws of the State of Maine.

Together with as appurtenant to each of the lots hereinabove described as conveyed and every part thereof: a free open and unobstructed right of way for all purposes of a way over the roads of the grantor as shown on said Plan. Also together with the right to install, maintain and repair utility lines either under ground or on poles over or under the right of way from US Route# 1 to the premises hereinabove described as conveyed.

The Grantees herein for themselves, their heirs and assigns, by the acceptance of this deed of conveyance and in consideration of the premises covenants with the Grantor its successors and assigns, that they will not construct any building with the necessary other buildings to serve as a homestead or summer residence at a cost of less than \$8,000 at the time of construction, on each of the lots herein conveyed.

Each of the lots hereinabove described as conveyed are made and conveyed subject to the following permanent restrictions (not conditions subsequent), which shall apply to each lot individually, to wit:

1. Said property shall be used for residential purposes only and not for any commercial or industrial uses. No more than one single family dwelling with usual appurtenant structures, such as garage, patio, boathouse, private stable, shelter for domestic pets,

etc., may be erected or maintained upon said premises. No house trailer, mobile home, tent or other temporary structures shall be erected, placed, maintained or permitted to remain upon such property, excepting necessary temporary structures for a period of no more than 180 days during the course of construction, which temporary structures shall be removed promptly upon completion of construction.

2. All sewage disposal facilities shall be constructed, installed, and maintained in accordance with all applicable laws, and with the rules and regulations of all State and local agencies having jurisdiction. All waste, garbage or rubbish shall be promptly removed from the premises or promptly disposed of in accordance with all local ordinances and State Laws concerning same. There shall be no underground disposal of liquid waste within 200 feet of any natural body of water, measured from the highest normal water line thereof.

3. Buyer hereby covenants and agrees to observe and comply with all rules and regulations of any governmental agency having jurisdiction, with respect to fires and fire prevention, conservation and protection of wildlife and natural resources.

4. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl, other than ordinary household pets shall be kept thereon, expressly prohibited but not limited to, are sheep, goats, swine, cattle, poultry or other "Farm animals".

5. Property herein described shall not be subdivided for sale or lease in parts or portions, but shall be sold or leased only as an entirety. Easements for utility power, drainage or similar purposes are expressly reserved along a 15 foot strip of any road frontage and grantor shall have the right to permit use of assign such easements to any public utility company or governmental agency for such purposes.

6. No unregistered vehicle for over the road use shall be stored thereon.

7. No trucks over 3/4 ton shall be placed overnight on the premises or on any street abutting the premises.

8. No building shall be located on any lot within 35 feet of any lot line. No driveway shall be located on any lot within 10 feet of the sidelines of said lot.

9. The maintenance and care of all recreational areas and roads provided by the seller of the benefit of the buyer in common with others shall be the responsibility of the Buyer in common with others having the use thereof.

10. The foregoing restrictions are permanent (not conditions subsequent) and shall be for the benefit of all other lots of land of "Settlers Landing on Taunton Bay" and every part thereof, and shall run with the land. Invalidity of any one provision by Court Decree or otherwise shall not affect any other provisions which shall remain in full force and effect.

Being the same premises conveyed to Mark A. Green and Therese A. Green by Quitclaim Deed of Andrew Sleszynski and Lisa Sleszynski dated April 17, 2013 and recorded at the Hancock County Registry of Deeds in Book 6019, Page 273.

Witness our hands and seals this 23rd day of November, 2020.

Witness

Therese A. Green

Witness

Mark A. Green

State of Maine
County of Penobscot, ss

November 23, 2020

Personally appeared the above named Therese A. Green and Mark A. Green and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public

Print Name

KRISTOFER DANIEL AIKEN
Notary Public, State of Maine
My Commission Expires Sept. 18, 2023