



OR BK 6799 PGS 95 - 98
INSTR # 2017011531
HANCOCK COUNTY, ME

07/28/2017 09:04:40 AM
JULIE A. CURTIS
REGISTER OF DEEDS

HANCOCK

WARRANTY DEED

CHARLES G. ROHN AND CAROL A. ROHN, whose address is 68 Grandview Drive, Westbrook, Maine 04902, for consideration paid, grant to **BRUCE M. DINWIDDIE AND CARMELITA M. DINWIDDIE**, whose address is 53 Locust Road, Orlean, Massachusetts 02653, as joint tenants, with **WARRANTY COVENANTS**, the land, together with any buildings thereon, located in part on Branchview Drive on the westerly side of Branch Lake, so called, in Ellsworth, Hancock County, Maine, bounded and described as follows:

Beginning at an iron bolt set in the ground at the northeast corner of Lot 53 as shown on certain Cottage Lot Survey of lots located on Branch Lake at said Ellsworth, said Survey having been prepared by Prentiss & Carlisle Co., Inc., Bangor, Maine, under the date of July 9, 1965, recorded in the Hancock County Registry of Deeds in Plan Book 10, Page 41 thereof, and to which reference may be had; thence proceeding southerly along the easterly bound of said Lot 53, 147 feet, more or less, to the southeasterly corner of said Lot 53; thence proceeding westerly 55 feet, more or less, to an iron pin set in the ground; thence proceeding southerly 30 feet, more or less, to an iron pin set in the ground on the most southerly bound of said Lot 53; thence proceeding westerly 66 feet, more or less, to an iron pin set in the ground at the southwesterly corner of said Lot 53; thence proceeding westerly on the extension of the most southerly bound of said Lot 53 a distance of 30 feet to a point; thence proceeding northerly on a course parallel with the westerly bound of said Lot 53 to the shore of Branch Lake; thence proceeding easterly

MAINE REAL ESTATE
TRANSFER TAX PAID

along said shore to the point of beginning. Further conveying the right in common with Management Associates, Inc., its successors and assigns and all others lawfully entitled thereto, to use for all purposes of a way the areas at the roadside of said lots which the City of Ellsworth has heretofore accepted or hereafter accepts as a way for summer maintenance.

This conveyance is made subject to the flowage rights reserved by Bangor Hydro-Electric Company in its aforesaid deed, to which reference may be had and to the rights, privileges and easements with respect to the construction, operations and maintenance of utility lines at any time constructed for the purpose of providing utility services for the owners or occupants of the premises served by said Branchview Drive, all as set forth in the deed from Management Associates, Inc., dated August 9, 1965, recorded or to be recorded at said Registry of Deeds and to which reference may be had, the rights, privileges and easements so conveyed being incorporated herein by reference thereto which the same effect as if fully set forth herein. As part of the consideration for this conveyance, the Grantee herein covenants and agrees, for himself, his heirs and assigns, that not more than one dwelling unit shall be located on the lot herein conveyed. If this covenant be broken, title to said lot including all buildings and structures thereon, shall forthwith revert to and vest in said Management Associates, Inc.

The above described premises are conveyed TOGETHER WITH an easement given by the deed from Daniel G. Spellman and Lois A. Spellman to Geneva C. Rohn dated May 5, 1980, and recorded in the Hancock County Registry of Deeds in Book 1400, Page 437, as follows:

"An easement over, under and across a parcel of land situate in Ellsworth, County of Hancock and State of Maine, being an area thirty (30) feet running generally easterly and westerly and fifty (50) feet generally northerly and southerly in the generally southeasterly portion of the parcel of land conveyed by the deed of Management Associates, Inc. to Daniel G. Spellman and Lois A. Spellman and recorded in the

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Hancock County Registry of Deeds in Book 1078, Page 334, for the purpose of constructing, maintaining, repairing and replacing a subsurface waste water disposal bed or leaching field so-called, including, but not limited to, the use of perforated pipe, gravel, sand, stone, hay and fill, provided that the land surface be restored to its prior condition as near as can be after the work has been accomplished. Said work to be done at the sole expense of the Grantee, her heirs and assigns.

Subject to a sewer easement from Gloria J. DeAngelis to Charles G. Rohn and Carol A. Rohn by instrument dated June 21, 1989 and recorded in said Registry in Book 2855, Page 515.

Subject to a sewer easement from Daniel G. Spellman and Lois A. Spellman to Charles G. Rohn and Carol A. Rohn by instrument dated May 17, 2001 and recorded in said Registry in Book 3139, Page 330.

Subject to an access easement from Daniel G. Spellman to Charles G. Rohn and Carol A. Rohn by instrument dated September 8, 2010 and recorded in said Registry in Book 5532, Page 258.

Meaning and intending to convey all and the same premises as conveyed from Geneva C. Rohn to Charles G. Rohn and Carol A. Rohn by deed dated November 23, 1992 and recorded in the Hancock County Registry of Deeds in Book 2027, Page 242.

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WITNESS our hands and seals this 26th day of July 2017.

Witness

Charles G. Rohn
CHARLES G. ROHN

Witness

Carol A. Rohn
CAROL A. ROHN

STATE OF MAINE
COUNTY OF HANCOCK

ss. JULY 26, 2017

Then personally appeared the above-named, Charles G. Rohn and Carol A. Rohn, and acknowledged the foregoing instrument to be their free act and deed.

Christine T. Instasi-Springer
Attorney at Law/Notary Public

Print Name

CHRISTINE T. INSTASI-SPRINGER
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES
JULY 25, 2024

④ Ret/
T+B Title