

ERECORD

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY**QUITCLAIM DEED**

DLN#2263641

Henry V. DeJesus, Trustee of the Henry V. DeJesus Living Trust dated July 13, 2004 as amended, of P.O. Box 79323, Dartmouth, Massachusetts 02747 ("Grantor"), in full consideration of One Dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, grant to **Henry V. DeJesus and Shaleen C. Barnes**, as Joint Tenants ("Grantee") of P.O. Box 79323, Dartmouth, Massachusetts 02747, with **QUITCLAIM COVENANTS**: the premises further described on Exhibit A attached hereto and made a part hereof.

For title of the Grantors, see deed dated September 3, 2008, recorded September 23, 2008 recorded in Book 3454 on Page 181 of the Washington County Registry of Deeds.

Title not examined by preparer.

Executed as a sealed instrument this 3rd day of January, 2025
~~December, 2024~~.

In the presence of:

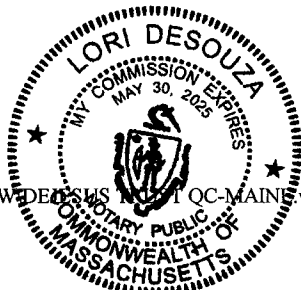
Henry V. DeJesus Living Trust dated July
13, 2004

Kathy Barnes

By: [Signature]
Henry V. DeJesus, Trustee

STATE OF Massachusetts
COUNTY OF Bristol

In Massachusetts on the 3rd day of January, 2025
~~December, 2024~~, before me personally appeared Henry V. DeJesus, Trustee of the Henry V. DeJesus Living Trust dated July 13, 2004, to me known and known by me to be the party executing the foregoing instrument for and on behalf of said Henry V. DeJesus Living Trust dated July 13, 2004, and he acknowledged said instrument by him executed to be his free act and deed, in his said capacity as Trustee and the free act and deed of said Henry V. DeJesus Living Trust dated July 13, 2004.



W:\MATTHEW\DEJESUS\NOT QC-MAIN\wpd

[Signature]
Notary Public
Printed Name: Lori Desouza
My Commission Expires: 5/30/2025

EXHIBIT A

A certain lot or parcel of land, situated in Millbridge, Washington County, State of Maine, described as follows:

Lot #5 Tidewater Farm Subdivision, as set forth in the Survey entitled "Final Plan of Tidewater Farm Subdivision for Winfield Properties, LLC, dated May 5, 2006, and recorded in the Washington County Registry of Deeds in Cabinet 3, Drawer 15 Plan #19, containing 7.26 acres, more or less.

Granting also to the Grantees herein, their heirs and assigns, to be used in common with the Grantor herein, its successors and assigns, a 30' wide right of way over that portion of said 30' wide right of way which lies within the bounds of Lot 6 in the aforesaid Survey Plan for the ingress and egress of motor vehicles and foot traffic and utility services, in, over, under and through the same, to run from Kansas Road in an Easterly direction a distance of 500' feet following the bounds of the 30' wide private driveway which is noted on the aforesaid Survey Plan between the boundary lines of Lots #5 and #6.

Together with any right, title and interest which the Grantor may have in and to the adjacent shores and flats to the low water mark of Narraguagus River, subject to the laws of the State of Maine.

Subject however to the condition that the owners of Lot #5 and Lot #6 shall share equally in the upkeep and maintenance of the aforesaid 30' wide private drive way.

Provided however, that if the use of the property is seasonal and not occupied over the winter months, then said lot owner will not be responsible for his or her proportional share of any snow plowing bills.

Also subject to the "Notes" in the aforesaid survey plan recorded in Cabinet 3, Drawer 15, Plan #19.

Excepting and reserving however to the Grantor herein, its successors and assigns, the private 6' wide Pedestrian Right of Way, which right of way runs along the southerly boundary line of the above conveyed lot #5, and which right of way runs from the Kansas Road to the shore of the Narraguagus River, all as noted in the aforesaid Survey Plan, and which right of way is appurtenant to Lots #8, #9 and #10.

The premises are conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. No lots of the Tidewater Farm Subdivision can be further subdivided.
2. Lots shall be used for single family purposes only and not for any commercial or industrial use. No part of this restrictive covenant should be construed to make the rental of a residence on said property a commercial use.
3. No tent, camper, trailer, motor home or mobile home shall be used or placed on the premises as a seasonal or permanent dwelling, except that a tent, camper or motor home may be used as temporary shelter prior to building for intervals not to exceed three weeks at one time.
4. No husbandry of animals or poultry shall be conducted upon the premises and no animals or fowl other than ordinary domestic pets shall be kept thereon expressly prohibiting but not limited to sheep, goats, swine, cattle, poultry and other "farm animals". Nothing herein shall prohibit the keeping of saddle horses, together with appropriate shelter.

5. No unregistered motor vehicles intended for over the road use shall be stored on the premises.
6. Construction on said lot shall employ conservation service erosion control standards.
7. The property owner shall provide for his or her children school transportation to the Kansas Road, provided it is in compliance with Maine Statutes.
8. All potential wastewater systems shall be maintained by the lot owner.
9. The water supply for each lot in this subdivision will be by individual private wells

Meaning and hereby conveying a portion of the property described in a deed from Winfield Properties, LLC by deed of Earle S. Tyler, Jr. and Sarah Tyler, dated April 11, 2006 recorded in Book 3132, Page 195 of the Washington County Registry of Deeds.

Granting also to the Grantees herein, their heirs and assigns, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by M.R.S.A., Title 33, Section 773.

Property Address:

**Lot #5 Tidewater Farm Subdivision
Kansas Road
Milbridge, Maine**