

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, That WE, GARY C. NAUMOVITZ and MARILYN J. NAUMOVITZ, whose mailing address is RD 4 Box 148BB, County of Hancock, E. Mariaville, Maine 04605, for consideration paid, grant to ROBERT W. LAFFIN JR., whose mailing address is P. O. Box 723, Ellsworth, County of Hancock, Maine 04605, with QUITCLAIM COVENANT, a certain lot or parcel of land situated in Mariaville, County of Hancock, State of Maine, and being Lot #4 and Lot #5, as shown and described on plan of Beech Hill Estates, Graham Lake, Mariaville, Maine dated June 23, 1987, and prepared by Herrick and Salsbury, Inc., land surveyors, and recorded in the Hancock County, Maine, Registry of Deeds, in File 21, Number 17.

Together with a right of way to be used in common with Casper G. Sargent, Jr., and Daniel W. Sargent, their heirs and assigns, and Gary C. Naumovitz and Marilyn J. Naumovitz, their heirs and assigns situated in Ellsworth, County of Hancock, State of Maine, and running in an easterly direction, being thirty-three (33) feet in width and leading from Route 180 over the Garland Gravel Pit Road, so-called, to a fifty (50) foot right of way hereinafter described. Said thirty three (33) foot wide right of way being more particularly and especially described in the deed from Madison B. Garland to Clarence A. Garland, dated October 18, 1926, and recorded in the Hancock County, Maine, Registry of Deeds in Book 620, page 533.

Together with a right of way, to be used in common with Casper G. Sargent, Jr., and Daniel W. Sargent, their heirs and assigns, and Gary C. Naumovitz and Marilyn J. Naumovitz, their heirs and assigns, situated in Ellsworth, County of Hancock, State of Maine, being fifty (50) feet in width and leading from the thirty-three (33) foot right of way above described and running in an easterly direction to the Ellsworth-Mariaville town line. The center line of which, being more particularly and especially described in the deed from Jesse C. Garland to Daniel W. Sargent, dated February 23, 1987, and recorded in the said registry of Deeds in Book 1625, Page 120.

TRANSFER TAX PAID

Together with a right of way, to be used in common with Casper G. Sargent, Jr., and Daniel W. Sargent, their heirs and assigns, and Gary C. Naumovitz and Marilyn J. Naumovitz, their heirs and assigns, situated in Mariaville, County of Hancock, State of Maine, leading from the Ellsworth-Mariaville town line along other lands of Casper G. Sargent, Jr., and Daniel W. Sargent, to the premises herein conveyed; a portion of said right of way is shown on the plan of Beech Hill Estates, Graham Lake, Mariaville, Maine, dated June 23, 1987, and recorded in the said Registry of Deeds, in File 21, Number 17.

EXCEPTING AND RESERVING from the above described premises, a right of way to be used in common with the said Casper G. Sargent, Jr., and Daniel W. Sargent, their heirs and assigns, and the said Gary C. Naumovitz and Marilyn J. Naumovitz, their heirs and assigns, fifty (50) feet in width and as shown on said plan of Beech Hill Estates, dated June 23, 1987, and recorded in the said Registry of Deeds, in File 21, Number 17.

EXCEPTING AND RESERVING an easement from Daniel W. Sargent, and Casper G. Sargent, Jr., to Union River Electric Co-op, dated September 15, 1987, and recorded in the said Registry of Deeds, in Book 1657, Page 650.

The above described premises are conveyed subject to all flowage rights as described and set forth in the deed from Bar Harbor and Union River Power Company to Bangor Hydro Electric Company dated June 1, 1924, and recorded in the said Registry of Deeds, Book 593, Page 13.

The above described premises as conveyed subject to the following permanent restrictions and shall run with the land, namely:

1. Said property shall be used for residential purposes only and not for any commercial or industrial use, except for usual customary home occupations and professional uses.
2. No mobile homes, housetrailer, tents or temporary structures shall be erected, placed, maintained or permitted to remain upon said property.
3. Buildings shall be set back a minimum of fifty (50) feet from the roadway side line and a minimum of twenty five (25) feet from back and side boundary lines, or seventy five (75) feet from the normal high water line of Graham Lake.
4. For the purpose of maintaining roads, for the general use and benefit of all lot owners, each lot owner, in accepting a

deed or contract for any lot in this subdivision, agrees to and shall be a member of and be subject to the obligations and duly enacted Bylaws and Rules of the Lot Owners' Association, a non-profit corporation.

5. 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 prohibited 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.

6. No unregistered motor vehicle intended for over the road use shall be stored on the premises and no trucks over ¾ ton shall be parked overnight on the premises or on any street abutting the premises.

7. Easements for utility power, drainage and other purposes are expressly reserved along a 10 foot strip on any road frontage and seller shall have the right to permit use of or assign such easements to a public utility company or governmental agency for such purposes.

Meaning and intending, and hereby conveying a part of the premises described as conveyed in the deed from Lincoln Wayne Brown to Daniel W. Sargent, et al., dated December 31, 1986, and recorded in said Registry of Deeds in Book 1618, Page 579.

Source of Grantors' title is deed of Daniel W. Sargent and Casper G. Sargent, Jr. dated October 7, 1987 and recorded at Book 1662, Page 327 of the Hancock County Registry of Deeds.

Witness our hands and seals this 29 day of June, 2001.


GARY C. NAUMOVITZ


MARILYN J. NAUMOVITZ

STATE OF MAINE
HANCOCK, ss.

June 29, 2001

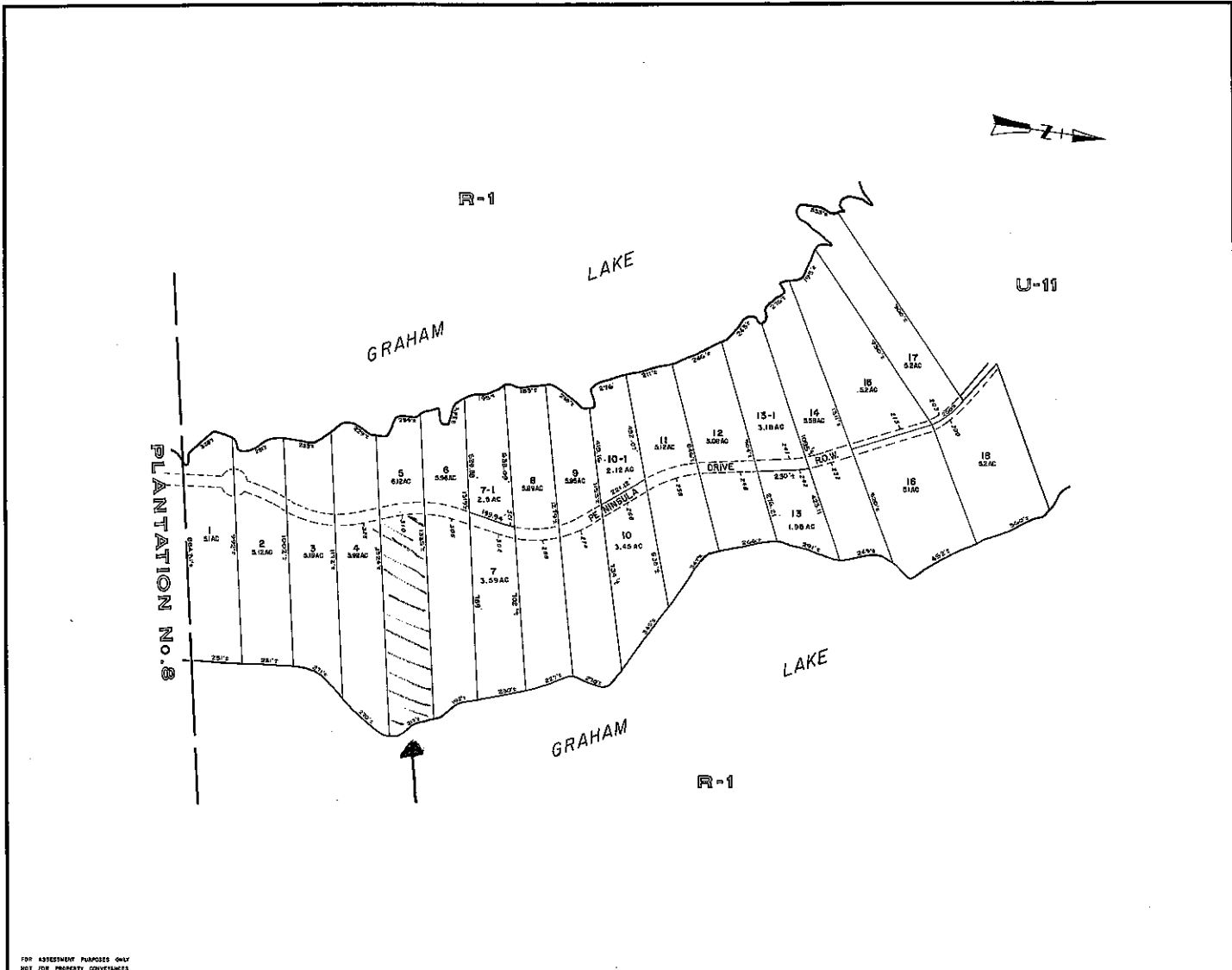
Then personally appeared the above named, GARY C. NAUMOVITZ, and acknowledged the foregoing instrument to be his free act and deed.

Before me, Phyllis C. Harmon
Notary Public/Attorney at Law
Print name _____
My commission expires _____

SEAL

PHYLLIS C. HARMON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPT. 8, 2007

HANCOCK COUNTY



FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1988

LEGEND
ADJACENT SHEET NO. 12
COMMON OWNERSHIP 106
DEVELOPMENT LOT NO. 10
SCALED DIMENSION ±

PROPERTY MAP
MARIAVILLE

SCALE IN FEET
0 200 400

U-12