

**QUITCLAIM DEED WITH COVENANT**

I, PATRICIA A. WILLIGAR, having a mailing address of 313 Hog Bay Road, Franklin, Maine 04634, for consideration paid, GRANT to LINDA A. WILLIGAR, having a mailing address of 313 Hog Bay Road, Franklin, Maine 04634, with QUITCLAIM COVENANT, a certain lot or parcel of land together with any and all structures and improvements situated thereon, situated in Franklin, Hancock County, Maine, and being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a deed from Far Side Investments to Robert M. Willigar dated October 24, 1991 and recorded in Book 1890, Page 378 of the Hancock County, Maine, Registry of Deeds. Further reference is to a Deed of Distribution from the Estate of Robert M. Willigar to Patricia A. Willigar of even date to be recorded in the said Registry of Deeds.

This conveyance is an interfamily transfer, parent to child, and complies with the Maine Improvident Transfer Act (Title 33, M.R.S.A. 1021, et seq.).

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 4 day of Feb., 2008.

*Patricia Willigar*  
\_\_\_\_\_  
PATRICIA A. WILLIGAR/

STATE OF MAINE  
COUNTY OF HANCOCK

Feb 4, 2008

Then personally appeared the above named, PATRICIA A. WILLIGAR and acknowledged the foregoing instrument to be her free act and deed.

Before me,

My Commission Expires:

*Anthony W. Beardsley*  
\_\_\_\_\_  
Notary Public

Anthony W. Beardsley  
Notary Public

Print Name / Affix Seal  
Maine  
Commission Expires 12/1/12

EXHIBIT "A"

Property of Patricia A. Willigar  
To be conveyed to Linda A. Willigar  
Franklin, Maine

A certain lot or parcel of land together with any and all structures and improvements situated thereon situated in Franklin, Hancock County, Maine and being the same premises as described in a deed from Far Side Investments to Robert M. Willigar dated October 24, 1991 and recorded in Book 1890, Page 378 of the Hancock County, Maine, Registry of Deeds in which deed said premises are bounded and described as follows, to wit:

"A certain lot or parcel of land situated in Franklin, Hancock County, Maine, described as follows:

Being Lot No. 4 as described on the revised plan entitled "Farside Estates Subdivision", revised August 1991, prepared by Stephen E. Downey, Registered Land Surveyor, and recorded in the Hancock County Registry of Deeds in Plan File 24, Page 162.

The following restrictions are permanent restrictions (not conditions subsequent) and shall be for the benefit of all lots within this subdivision and shall be made a part thereof and shall run with the land. Invalidity of any one provision by court decree or otherwise shall not affect any other provision which shall remain in full force and effect.

1. The property shall be used for residential purposes only and not for any commercial or industrial uses except for customary home occupations and professional uses.
2. All construction shall conform to the provisions of any zoning ordinance for the Town of Franklin in effect at the time of commencement of construction.
3. Trash, garbage, refuse or other solid waste shall not be kept on any lot beyond a reasonable period of time necessary to arrange for its removal and until such removal shall be kept or maintained in a sanitary container suitable to such purpose.
4. Easements for utility power, drainage and other purposes are expressly reserved along a 10' strip on any road frontage and seller shall have the right to permit use of or assign such easements for such purposes.

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Ret RoyLO