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TRANSFER
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PAID

# WARRANTY DEED

**037125**

**E. MICHAEL FERRIS**, of Waterville, County of Kennebec, and State of Maine, for consideration paid, grant to **E. MICHAEL FERRIS** and **PAUL D. FERRIS**, of Waterville, County of Kennebec, and State of Maine, with ***Warranty Covenants***, as joint tenants, the land in Waterville, Kennebec County and State of Maine.

47-161

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, in the County of Kennebec, and State of Maine and being numbered seven (7) on the Plan of Gilman Heights made by F.V. Armstrong, dated December 4, 1939, and recorded in Kennebec Registry of Deeds, Map Book 12, Page 77, to which reference may be had for a more particular description.

Said premises are conveyed subject to the following restrictions which will be binding upon said Grantees and all persons claiming or holding under or through said Grantees and shall be deemed as covenants running with the land:

1. No lot of land shall be sold, the dimensions of which are less than 75 feet by 100 feet.

2. No building for the use of more than one family shall be built thereon, except such lots as agreed upon by vote of the directors and to be designated as soon as the map of the lots is complete and recorded at the Registry of Deeds office at Augusta, Maine.

3. The main entrance of any single dwelling built thereon, shall face the street.

4. The front wall of any such building shall be at least thirty-five (35) feet from the street line, thereby extending a uniform building line thirty-five (35) feet from said street line.

5. Each building thereon, must provide a space of at least fifteen (15) feet on each side of the building to the respective boundary lines.

6. The cost of each main building on these lots shall be at least $9,000.00, exclusive of all other buildings, landscaping and any other improvement to the land, now directly affixed to the main building.

7. No part of said property shall be used for any commercial purposes of any kind whatsoever.

8. On subsequent sales of land, the sale shall be governed by the so-called "Neighborhood Improvement Act" suggested by the National Association of Real Estate Boards.

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9. The plans of new homes must be submitted to and approved by Gilman Heights Incorporated.

Said lot is conveyed with the foregoing restrictions which are covenants affixed to and running with the land and applicable to all lots hereafter to be sold by Gilman Heights Inc. in the plot of land known as "Gilman Heights" and for a violation of the terms therein or any of them by said grantees or any persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved any lot in said plot know as "Gilman Heights" to proceed at law or in equity to compel compliance thereof.

Meaning and intending to convey the premises conveyed to E. Michael Ferris by Warranty Deed of David R. Gay and Susan A. Gay dated November 14, 1986 and recorded at the Kennebec County Registry of Deeds on December 22, 1986 at Book 3076, Page 213.

***WITNESS*** my hand and seal this 1st day of November, 2002.

E. Michael Ferris

***State of Maine***
***Kennebec, ss***

Then personally appeared the above named E. Michael Ferris and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

KATHLEEN A. JACKSON
Notary Public, Maine
My Commission Expires September 18, 2009

RECEIVED KENNEBEC SS.
2002 NOV 21 AM 9:00
ATTEST:
REGISTER OF DEEDS

SEAL