Doc # 2009018061
Book 10132 Page 0111

Received Kennebec SS.
07/01/2009 8:57AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

TRANSFER TAX PAID

WARRANTY DEED

38-80

Richard Rancourt of Clinton, County of Kennebec and State of Maine, for consideration paid, grants to **Peter Poulin** and **Aline Poulin** of Waterville, County of Kennebec and State of Maine, as joint tenants, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing on the northerly side of Barnet Avenue at a steel pin in the southwest corner of land now or formerly of Valmond and Anita Cabana; thence N 78°06' W along the northerly line of Barnet Avenue a distance of 100 feet, more or less, to a steel pin in the southeast corner of land now or formerly of Henry and Joanne Vigue; thence N 11°56' E along the easterly line of said Vigues a distance of 131.3 feet, more or less, to an iron rod; thence S 78°06' E a distance of 100 feet, more or less, to a steel pin and the northwesterly corner of said Cabana; thence S 11°56' W a distance of 131.3 feet, more or less, to the point of beginning.

Meaning and intending to convey Lot #2 as shown on plan entitled Subdivision of Land of Lester T. Jolovitz approved by the Waterville Planning Board on May 23, 1983 and recorded in Kennebec Registry of Deeds File #E-83062.

Being the same premises conveyed by Lester T. Jolovitz to Richard Rancourt by deed dated May 17, 2007 and recorded in the Kennebec County Registry of Deeds in Book 9354, Page 126.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantee and all persons claiming or holding under said grantee:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

2. That no house for more than one family and costing less than seventy-five thousand dollars ($75,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.

4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

(2) BWL

5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

This conveyance is made subject, however, to a fifteen (15) foot wide easement, commencing on the northerly line of Barnet Avenue and continuing in a northerly direction along the easterly line of Lot #2, to Waterville Sewerage District, dated May 21, 1990 and recorded in Kennebec Registry of Deeds Book 3734, Page 245.

WITNESS my hand and seal on June 30, 2009.

WITNESS

Richard Rancourt

STATE OF MAINE
Kennebec, ss.

June 30, 2009

Then personally appeared the above-named Richard Rancourt and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~
Attorney-at-law
David R. Butler

DAVID R. BUTLER
Notary Public - Maine
My Commission Expires
June 21, 2014

SEAL