63-4-15
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WARRANTY DEED

22693

WILLIAM M. CLARK and **LAURIE J. CLARK**, of Oakland, County of Kennebec and State of Maine, for consideration paid, grant to **PATRICK D. SURETTE** and **SANDRA J. SURETTE** of Waterville, County of Kennebec and State of Maine with **WARRANTY COVENANTS**, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

TRANSFER TAX PAID

A certain lot or parcel of land, with any buildings thereon, situated in the City of Waterville, County of Kennebec, State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin located in the east side of College Avenue, and at the northwest corner of land, now or formerly owned by Donald Rancourt; thence running northerly from the last mentioned bound and along the east side of College Avenue a distance of forty-five (45) feet to another iron pin set in the ground in the east side of College Avenue; thence running in an easterly direction from the last mentioned bound to another iron pin driven in the ground at a point which marks the west boundary of land of the Maine Central Railroad; thence running southerly from the last mentioned bound and along the westerly boundary of land of the Maine Central Railroad Company to another iron pin set in the ground at a point which marks the northeast corner of land, now or formerly owned by Donald Rancourt; thence running westerly and along the northerly boundary of land of said Donald Rancourt to the point of beginning.

This deed is subject to all the reservations and exceptions contained in the deed from Charles F. Rancourt to the Waterville Community Center, Inc., dated December 22, 1947 recorded in the Kennebec Registry of Deeds and the Grantees herein hereby covenant and agree for themselves, their heirs and assigns to build and maintain at their sole expense along that part of the above described premises which abuts land occupied by the Maine Central Railroad Company any fence which the said Company has constructed or which may be desired or required at any time hereafter, or which any law or government authority may require to be constructed by the Grantors or the Maine Central Railroad or the Grantees, their heirs, successors and assigns. This covenant is to run with the land herein conveyed, and is to be binding upon the Grantees, their heirs and assigns forever.

Provided, however, and this conveyance is made upon the following expressed conditions and covenants, all of which are hereby declared to run with the land conveyed, and to which the Grantees for themselves, their heirs and assigns, hereby consent and covenant to observe and keep, that is to say, that the said Grantees, their heirs or assigns, will not use any of the above described real estate for the purpose of operating a restaurant, grocery store, fruit stand or any other business directly or indirectly connected with the sale of food.

Being the same premises conveyed to William Clark by warranty deed of Alfred C. Hebert and Judith A. Hebert, dated March 12, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2920, Page 213.

The above described premises is subject, however, to a mortgage from Alfred C. Hebert and Judith A. Hebert to Consumers Mortgage, Inc., d/b/a New England Mortgage Associates, dated April 5, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2786, Page 273. This mortgage was assigned to Buckeye Federal Savings and

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Loan Association on April 18, 1985 in Book 2798, Page 354. William Clark assumed said mortgage on March 12, 1986 in Book 2920, Page 213. The Grantees herein agree to assume and pay said mortgage and to hold the Grantors harmless therefrom.

WITNESS our hands and seals this 22 day of September, 1986.

Michael Anderson
witness

William M Clark
WILLIAM M. CLARK

Michael Anderson
witness

Laurie J. Clark
LAURIE J. CLARK

THE STATE OF MAINE

Kennebec, ss. September 22, 1986.

SEAL

Then personally appeared the above named **WILLIAM M. CLARK** and **LAURIE J. CLARK** and acknowledged the foregoing instrument to be their free act and deed.

Before me, Michael I. Anderson
Notary Public

MICHAEL I. ANDERSON

RECEIVED KENNEBEC SS.
1986 OCT -6 AM 9:00
RECORDED FROM ORIGINAL