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# DEED OF SALE BY PERSONAL REPRESENTATIVE

012805

TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS

That H. Paul Rancourt of Waterville, County of Kennebec, State of Maine, duly appointed and acting Personal Representative of the Estate of Sadie W. Brown, Deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and having received written waivers from each person succeeding to an interest in the real property of the statutory ten (10) day notice, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to Pamela J. Rodrigue of Waterville, County of Kennebec, State of Maine, whose mailing address is 205 Water Street, Waterville, Maine 04901, the real property at 9 Vose Street, Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and being lot numbered 5 on a plan entitled "Property of Mrs. Alice M. Cyr, Waterville, Maine" made by H. E. Green, C. E. in 1944 and recorded in the Kennebec Registry of Deeds in Plan Book 14 Page 70, to which plan and the record thereof reference is hereby made for a more particular description. Said lot is bounded and described as follows, to wit:- Beginning at a point in the southerly line of a right of way as shown on the above described plan, which right of way runs in a general easterly and westerly direction, and which point marks a northerly extension of the east line of the land of the Vose Estate; thence running southerly to a point marking the northeasterly corner of land of the Vose Estate, said point being in the westerly line of lot No. 4; thence running in a general westerly direction in the northerly line of land of the Vose Estate to a point marking the northwesterly corner of land of the Vose Estate; thence running in a general northerly direction in the easterly line of another right of way as shown on said plan, said right of way being in the nature, as shown on said plan, of an extension of Vose Street, to a point made by the intersection of the two mentioned rights of way as shown on said plan; thence running in a general easterly direction in the southerly line of the right of way above referred to as running east and west to the point begun at.

Together with a right of way, in common with others, to pass and repass, on foot and with vehicles, on the rights of way as indicated on the above described plan.

The above described lot is hereby conveyed subject to the following restrictions which are to run with the land, to wit:-No dwelling for more than two families is to be built or placed on said lot and no single dwelling on said lot is to cost, when completed, less than four thousand dollars ($4,000.00), and no double dwelling house is to cost, when completed, less than six thousand dollars ($6,000.00); and only two (2) garages

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appurtenant to said dwelling shall be placed on said lot; and no huts or shanties shall be placed on said land; and no part of said building or dwelling on said lot, excluding bay windows, piazzas, porticoes, porches and doorsteps, shall be nearer than twenty (20) feet to the line of the street which said building or dwelling faces; excepting, however, that dwellings and buildings, excluding bay windows, piazzas, porticoes, porches and doorsteps, erected and placed on lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 on and according to the plan entitled "Property of Mrs. Alice M. Cyr, Waterville, Maine" may be erected and placed on said lots up to, but not nearer than fifteen (15) feet to the line of the street which said dwelling or building faces.

Being the same parcel conveyed to Lawrence and Sadie Brown by warranty deed of Alice Cyr dated March 26, 1946, and recorded in the Kennebec County Registry of Deeds Book 827 Page 445. Lawrence Brown died testate on January 18, 1977 (see Kennebec Probate Docket No. 45832). Sadie Brown died testate on March 10, 1988 (see Kennebec Probate certificate and abstract recorded in the Kennebec County Registry of Deeds Book 3321 Page 53).

WITNESS my hand and seal this 20th day of June, 1988.

Signed, Sealed
Delivered in presence of

H. Paul Rancourt
Personal Representative
Estate of Sadie W. Brown

STATE OF MAINE
KENNEBEC, SS.

Date: June 20, 1988

Then personally appeared the above named H. Paul Rancourt in his capacity and acknowledged the foregoing instrument to his free act and deed.

Before me,

Notary Public

SEAL

Robert M. Marden
Attorney at Law/Notary Public
My Commission Expires Nov. 5, 1988

RECEIVED KENNEBEC SS.
1988 JUN 23 AM 9:00
ATTEST: REGISTER OF DEEDS