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WARRANTY DEED

013991

TRANSFER
TAX
PAID

JOHN R. BENZIGER and **MARY C. BENZIGER** of Waterville, County of Kennebec and State of Maine for consideration paid, grant to **DAVID R. WHITTIER** and **SUSAN C. WHITTIER** 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:

A certain lot or parcel of land with the buildings thereon situated on Roosevelt Avenue in Waterville, County of Kennebec and State of Maine bounded and described as follows, to-wit:

Starting at a point where the easterly line of Lot No. 82 intersects the northerly line of Roosevelt Avenue as shown on Plan and Profile of Roosevelt Avenue from Hillcrest Extension to North Street, recorded in Kennebec County Registry of Deeds, Plan Book 11, Pages 26 and 27; thence to the north along the easterly line of Lot No. 82 to the northeasterly corner thereof; thence to the west along the northerly line of Lot No. 82 and part of the northerly line of Lot No. 83, a distance of one hundred five (105) feet; thence to the south and keeping parallel with the easterly line of Lot No. 82, a distance of one hundred (100) feet to the northerly line of Roosevelt Avenue; thence to the east along the northerly line of Roosevelt Avenue, a distance of one hundred five (105) feet to the point of beginning.

Meaning and intending to convey Lot No. 82 and the easterly half of the adjoining Lot No. 83.

The above described parcel of land is subject to the following restrictions, which are to run with the land to-wit:

No building other than a private dwelling house for not over two family occupancy together with a private garage to be used in connection therewith, shall be erected upon said premises, and that no part of any building shall be placed nearer than thirty (30) feet from the line of Roosevelt Avenue, provided, however, that porticoes projecting not over three (3) feet, steps, windows, are to be allowed on said reserved space. A doubled decked porch may be built on any side of house except a side facing a street. Said dwelling house and garage shall cost not less than five thousand ($5,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

56-61

WITNESS our hands and seals this 15TH day of JUNE, 1988.

Terry L. Gagnon
witness

John R Benziger
JOHN R. BENZIGER

Terry L. Gagnon
witness

Mary C Benziger
MARY C. BENZIGER

THE STATE OF MAINE
Kennebec, ss.

JUNE 15, 1988

Then personally appeared the above named JOHN R. BENZIGER and MARY C. BENZIGER and acknowledged the foregoing instrument to be their free act and deed.

Before me, Terry L. Gagnon
Notary Public

SEAL

TERRY L. GAGNON
MY COMMISSION EXPIRES
JULY 2, 1992

RECEIVED KENNEBEC SS.
1988 JUL -1 AM 9:00
ATTEST: [signature]
REGISTER OF DEEDS