55-1-26E
51-45

QUITCLAIM DEED
With Covenant

Know all Men by these Presents,

That I, JANE E. COSGROVE

TRANSFER TAX PAID

012518

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by JOHN A. DIRKMAN

whose mailing address is 17 Merrill Street, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby **remise, release, bargain, sell and convey,** and forever **quitclaim** unto the said JOHN A. DIRKMAN

his heirs and assigns forever, fourteen (14%) percent interest in a certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, being Lot Numbered 76 according to Revised Plan of Mayflower Realty Company, dated January 17, 1959, made by Sherman K. Smith , C.E. and recorded in Kennebec Registry of Deeds, Plan Book 22, Page 8, to which plan reference is hereby made for a more particular description.

Conveyance of the above described lots of land is made and taken by the grantee with the restrictions and limitations herein enumerated as to each lot, for themselves, their heirs and assigns and for the benefit of other property owners of land originally part of the Vigue Farm, so called, with the express understanding and agreement that any dwelling, including a home, garage erected in this lot except for steps approaching thereto, shall be located at least twenty-five (25') from the lot boundary on Merrill Street and fifteen feet (15') from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less then twelve thousand dollars ($12,000) as of this day's value,; and at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

Being the same premises conveyed to Jane E. Cosgrove by Warranty deed dated 1/30/87 and recorded in Kennebec County Registry of Deeds 12/1/87 in Book 3275, Page 152

Grantor herein reserves the right to repurchase the above described property pursuant to an agreement of even date of this conveyance.

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To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said JOHN A. DIRKMAN

HIS heirs and assigns forever.

And I do **covenant** with the said Grantee , his heirs and assigns, that I shall and will **warrant and defend** the premises to the said Grantee , his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under

In Witness Whereof, I , the said JANE E. COSGROVE, SINGLE

~~and~~

~~husband/wife of the said~~

joining in this deed as Grantor , and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 16TH day of the month of June , A.D. 19 89 .

Signed, Sealed and Delivered in presence of

Linda L. Bizier

Jane E. Cosgrove
JANE E. COSGROVE

State of Maine, County of KENNEBEC **ss.** June 16 , 1989 .

Then personally appeared the above named JANE E. COSGROVE

and acknowledged the foregoing instrument to be her free act and deed.

SEAL

Before me,

Linda L. Bizier
Exp 9-1-91
Notary Public
Attorney at Law

Printed Name Linda L. Bizier

RECEIVED KENNEBEC SS.
1989 JUN 16 PM 2:03