FORM 1206 MAINE Quit Claim Deed—Joint Tenancy

TUTBLANX REGISTERED U.S. PAT. OFFICE
Tuttle Law Print, Publishers, Rutland, Vt.

Know all Men by these Presents

That GERARD C. CARON of Waterville, Kennebec County, State of Maine

NO TRANSFER TAX PAID

021856

in consideration of one dollar and other valuable consideration

paid by GERARD C. CARON of Waterville, Kennebec County, State of Maine and DONNA E. CARON of Waterville, Kennebec County, State of Maine

the receipt whereof I *do hereby acknowledge, do hereby* **remise, release, bargain, sell and convey,** *and forever* **quit-claim** *unto the said* Gerard C. Caron and Donna E. Caron

to hold as joint tenants according to the laws of joint tenancy, not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Commencing at a point in the southerly right-of-way line of Eustis Parkway, at the point in the northeast corner of premises now or formerly of one William Taggart; thence in a general easterly direction along the southerly right-of-way line of Eustis Parkway a distance of 100 feet to a point; thence in a general southerly direction along the westerly line of premises now or formerly of Robert A. Rosenthal a distance of 100 feet to a point; thence in a general westerly direction a distance of 100 feet to a point in the easterly line of premises now or formerly of one William Taggart; thence in a general northerly direction along the easterly line of premises of one William Taggart a distance of 100 feet to the point of beginning.

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 35 feet from the line of any street; provided, however, that porticoes projecting not over 3 feet, steps and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than 10 feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than $40,000.00. The garage, unless built as part of the house, shall be set back at least 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 this lot having less than 100 feet frontage on the street. The finish grade of the lot facing the street shall be not over 3 feet above the top surface of the centerline of the street when completed, and the top of the foundation wall of the house erected on said street shall be not over 4 feet above the top surface of said centerline of the street.

Meaning to describe the same premises conveyed to Gerard C. Caron by deed of Robert A. Rosenthal and Lewis J. Rosenthal, dated July 16, 1976, recorded in Kennebec County Registry of Deeds, Book 1928, Page 10.

The purpose of this deed is to create the estate of joint tenancy in the grantees as provided by 33 MRSA §775.

To Have and To Hold *the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said*

5784

Gerard C. Caron and Donna E. Caron

to hold as joint tenants according to the laws of joint tenancy, not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I *do* **covenant** *with the said Grantees, their heirs and assigns, that* I am *shall and will* **Warrant and Forever Defend** *the same to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under* them.

In Witness Whereof, I *the said* Gerard C. Caron

~~*joining in this deed as Grantor and relinquishing and conveying right by descent and all other rights in the above described premises*~~, *have hereunto set* my *hand and seal this* 19th *day of* September *in the year of our Lord one thousand nine hundred and* eighty-nine.

Signed, Sealed and Delivered in presence of

Gerard Caron
Gerard C. Caron

State of Maine, } **ss.**
County of Kennebec

September 19 1989

Personally appeared the above named Gerard C. Caron

and acknowledged the above instrument to be his *free act and deed.*

Before me,

Jon H. G. Rogers
~~*Justice of the Peace*~~
Notary Public

Printed Name: Jonathan G. Rogers

RECEIVED KENNEBEC SS.
1989 SEP 21 AM 9:00
ATTEST: [signature]