1200 S - WARRANTY DEED

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44 7-132

LESTER T. JOLOVITZ

42-173

006790

of Waterville, County of Kennebec, State of Maine
(being unmarried), for consideration paid, grant to RICHARD P. TOZIER and DEBORAH ANN TOZIER
of 77 Central Avenue, Waterville, Maine
with Warranty Covenants, as joint tenants,
the land in Waterville, Kennebec County, State of Maine, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

Beginning at a steel pin in the northerly line of Barnet Avenue at the southeast corner of Lot #16 and being the southwest corner of the parcel herein described; thence N 11°56' E a distance of 131.4 feet along the easterly line of said Lot 16 to a steel pin; thence S 78°04' E a distance of 125 feet to a steel pin; thence S 11°56' W a distance of 131.4 feet to a steel pin in the northerly line of Barnet Avenue; thence N 78°04' W a distance of 125 feet along the northerly line of Barnet Avenue to the point of beginning.

Meaning and intending to convey Lot #14 on plan of "Barnet Avenue Addition for Lester T. Jolovitz" dated May 15, 1989 and recorded in Kennebec Registry of Deeds File # D89173.

Being part of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. on November 19, 1973 and recorded in Kennebec Registry of Deeds Book 1694, Page 310.

This conveyance is subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

2. That no house for more than one family and costing less than one hundred thousand dollars ($100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.

4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

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~~x wife of said grantor x~~

~~joins as grantor and x ceases all rights by descent and all other rights x~~

Witness my hand and seal this 13th day of April 1990

Lester T. Jolovitz

The State of Maine

Kennebec ss. April 13, 1990

Then personally appeared the above named Lester T. Jolovitz

and acknowledged the foregoing instrument to be his free act and deed,

Before me, Julie L. Bureau

~~*Justice of the Peace*~~ - ~~*Attorney at Law*~~ *Notary Public*

Julie L. Bureau

RECEIVED KENNEBEC SS.

1990 APR 17 PM 9:00

ATTEST: [signature] REGISTER OF DEEDS