TRANSFER TAX PAID

026502

47-169

KNOW ALL MEN BY THESE PRESENTS, that MILES P. FRYE, of Waterville, Kennebec County, State of Maine, duly appointed and acting personal representative of the estate of Richard S. French, deceased, whose will was duly admitted in the Probate Court for the County of Kennebec, Maine, (and having given Notice to each person succeeding to any interest in the real estate described below at least ten (10) days prior to sale), by the power conferred by the Probate Code and every other power, for consideration paid, grants to DAVID E. DAMON and LINDA P. DAMON, of Waterville, Kennebec County, Maine, whose mailing address is 37 Sanger Ave. Waterville, ME 04901, the land in Waterville, Kennebec County, Maine, with the buildings thereon, described as follows to wit:

FIRST PARCEL: Lot No. 22 on a plan of Gilman Heights as drawn by Francis V. Armstrong, C. E.; said plan dated December 4, 1939, and recorded in Plan Book 12, Page 77, in the Kennebec County Registry of Deeds.

Subject, however, to the following restrictions numbered from 1 to 12, inclusive, which will be binding upon the said grantees and all persons claiming or holding under or through said grantees.

SECTION 1. No lot or land shall be sold, the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.

SECTION 2. That said land shall be used only for residential purposes and not more than one residence and the out-buildings thereof, such as a garage, shall be allowed to occupy said land or any part hereof, at any one time, nor shall said lot be sub-divided or so sold or leased in parcels, nor shall any buildings at any time situated on said land be used for business or manufacturing purposes; that no out-buildings shall be occupied as a residence prior to the construction of the main building.

SECTION 3. The main entrance of any single dwelling built hereon, shall face the street.

SECTION 4. The front wall of any such building shall be at least thirty-five (35) feet from the street line, thereby extending a uniform building line thirty-five (35) feet from said street line except lots on the south side of Highland Avenue, the front wall of any such building shall be at least twenty-five (25) feet from the street line.

SECTION 5. Each building thereon, must provide a space at least fifteen (15) feet on each side of the building to the respective boundary lines.

SECTION 6. The cost of each main building on these lots shall be at least eighty-five hundred dollars ($8,500.00) exclusive of all the buildings, landscaping, and other improvements of the land not directly affixed to the main building.

SECTION 7. That no placards or advertising signs other than a relate to the sale or the leasing of said lot shall be erected or maintained on said lot or any building thereon.

SECTION 8. 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.

SECTION 9. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

SECTION 10. That if any owner of two (2) or more contiguous lots purchased from Gilman Heights, Inc., desires to improve said lots as one lot that insofar as such contiguous lots are concerned, the foregoing covenants or restriction shall be construed as applying to a single lot.

47-169

SECTION 11. The grantor herein does not hold itself responsible for the enforcement of the foregoing restrictions.

SECTION 12. It is understood that this property shall operate under the so-called (New Neighborhood Act) as adopted by the National Association of Real Estate Operators.

For source of title see deed in joint tenancy to Richard S. French and Ada L. French, dated June 20, 1979, recorded in Kennebec County Registry of Deeds, Book 2216, Page 257. Richard S. French was the surviving joint tenant.

SECOND PARCEL: Lot No. 21 on a Plan of Gilman Heights drawn by Francis V. Armstrong, C. E., said plan dated December 4, 1939, and recorded in Plan Book #12, Page 77, in the Kennebec County Registry of Deeds, and revised in April, 1948, as recorded in Plan Book 16, Page 2A, to which reference is made for a more particular description.

Subject, however, to the following restrictions numbered from 1 to 13, inclusive, which will be binding upon the said grantees and all persons claiming or holding under or through said grantees.

SECTION 1. No lot or land shall be sold, the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.

SECTION 2. That said land shall be used only for residential purposes and not more than one (1) residence and the out-buildings thereof, such as a garage, shall be allowed to occupy said land or any part hereof, at any one time, nor shall said lot be sub-divided or so sold or leased in parcels, nor shall any buildings at any time situated on said land be used for business or manufacturing purposes; that no out-buildings shall be occupied as a residence prior to the construction of the main building.

SECTION 3. The main entrance of any residence built on any lot any boundary of which abuts Gilman Street, shall face Gilman Street; the main entrance of any residence built on any lot, any boundary of which abuts the First Rangeway, shall fact the First Rangeway. The main entrance of any residence built on lots abutting only upon avenues, shall face the nearest avenue boundary line.

SECTION 4. That any wall of any residence of other out-buildings, including garages, erected on any lot, any boundary of which abuts Gilman Street or the First Rangeway, shall not be erected nearer than thirty-five (35) feet from the Gilman Street line or the First Rangeway Street line; and any other wall of any such residence or other out-buildings, including garages, erected on any lot abutting Gilman Street or the First Rangeway shall not be erected nearer than twenty-five (25) feet from the nearest avenue street line, thereby extending a uniform building line thirty-five (35) feet along the Gilman Street line and along the First Rangeway Street line.

SECTION 5. That any wall of any residence or other out-buildings, including garages, erected on any lot which abuts only upon avenues, shall not be erected nearer than twenty-five (25) feet from any avenue street line, and any other wall of any such residence or other out-building, including garages, erected on said lots, shall not be erected nearer than twenty-five (25) feet from the nearest avenue street line, thereby extending a uniform building line twenty-five (25) feet along all avenue street lines.

SECTION 6. Each residence or other out-building including garages, erected on any lot, must provide a space at least fifteen (15) feet on each side of said residence or said out-

47169

buildings, including garages, to the respective boundary lines of any adjoining lots.

SECTION 7. The cost of each main building on these lots shall be at least eighty-five hundred dollars ($8,500.00) exclusive of all the buildings, landscaping, and any other improvements of the land not directly affixed to the main building.

SECTION 8. That no placards or advertising signs other than such as relate to the sale or the leasing of said lot shall be erected or maintained on said lot or any building thereon.

SECTION 9. 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.

SECTION 10. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

SECTION 11. That if any owner of two or more contiguous lots purchased from Gilman Heights, Inc., desires to improve said lots as one lot that insofar as such contiguous lots are concerned, the foregoing covenants or restriction shall be construed as applying to a single lot.

SECTION 12. The grantor herein does not hold itself responsible for the enforcement of the foregoing restrictions.

SECTION 13. It is understood that this property shall operate under the so-called "New Neighborhood Act" as adopted by the National Association of Real Estate Operators.

For source of title see deed in joint tenancy to Richard S. French and Ada L. French, dated June 20, 1979, recorded in Kennebec County Registry of Deeds, Book 2216, Page 259. Richard S. French was the surviving joint tenant.

The real estate taxes for the current municipal fiscal year will be pro-rated.

WITNESS, my hand and seal this 2nd day of October, 1996.

Miles P. Frye

Miles P. Frye

STATE OF MAINE
KENNEBEC, SS

October 2, 1996

Then personally appeared the above named Miles P. Frye in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

SEAL

RECEIVED KENNEBEC SS.
1996 OCT -7 AM 9:00
ATTEST:
REGISTER OF DEEDS