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MAINE SHORT FORM WARRANTY DEED
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We, **JUSTIN S. RINFRET** and **MICHELE R. RINFRET**, husband and wife, of Waterville, Maine, for consideration paid, grant to MARK C. THOMPSON and KAREN A. THOMPSON, of 51 Bridge Street, #10, Yarmouth, Maine, as joint tenants,

with **WARRANTY COVENANTS**, a certain lot or parcel of land with any buildings thereon, situated in Waterville, County of Kennebec, and State of Maine, being more particularly described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our hands and seals this day of , 1998.

Donna Martin
Witness Donna Martin

Justin S. Rinfret 12/7/98
Justin S. Rinfret

Tamara Errington
Witness Tamara Errington

Michele R Rinfret 12/7/98
Michele R. Rinfret

STATE OF Maine, Kennebec County
, SS.

Personally appeared the above-named Justin S. Rinfret and Michele R. Rinfret, known to me, this 7 day of December, 1998, and acknowledged before me the foregoing instrument to be their free act and deed.

Lori A Butler
Notary Public
Name: Lori A. Butler
My commission expires:

LORI A. BUTLER
Notary Public, Maine
My Comm. Expires 10/15/99

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SEAL

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EXHIBIT A

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

BEING LOT #3 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May, 1987 and recorded in the Kennebec County Registry of Deeds on June 12, 1987 in Plan File D-87097. This Lot contains 96,310 square feet.

ALSO conveyed herewith is a right of way in common with others for purposes of ingress and egress to and from the above described Lot in Washington Street.

THE above described premises are conveyed subject to the following restrictions which shall run with the land and be binding upon the Grantees herein and their successors and assigns:

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 situated on said land be used for business or manufacturing purposes; that no outbuilding 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 forty thousand ($40,000.00) dollars shall be build on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street 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. The exterior or any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.

REFERENCE is made to a City of Waterville Certificate of Variance dated October 14, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3255, Page 248.

Being the same premises conveyed to Justin S. Rinfret and Michele R. Rinfret by Warranty Deed from Jeffrey S. Jacques and Daniel H. Pinnette dated November 20, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3272, Page 95.

RECEIVED KENNEBEC SS.
1998 DEC 22 PM 2:00

ATC File No.: 98-2315

ATTEST: Thomas Reed Warren
REGISTER OF DEEDS