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TRANSFER
TAX
PAID

WARRANTY DEED
019389

ROBERT B. CALLAHAN and **CAROLYN A. CALLAHAN**, both of Waterville, County of Kennebec and State of Maine, for consideration paid, GRANTS to **ROBERT J. PERRY** and **LORI L. PERRY**, both of Waterville, County of Kennebec and State of Maine, as joint tenants with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings thereon, situate in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin in the easterly line of Cherry Hill Drive marking the southwesterly corner of Lot #3, as revised and amended, on Plan of Cherry Hill dated August 29, 1950 and recorded in Kennebec Registry of Deeds Plan Book 17, Pages 34-35, as revised and amended from time to time, which pin is one hundred twenty-five and twenty-four hundredths (125.24) feet, more or less, southerly of an iron pin at the westerly corner of Lot #4 on said Plan; thence southeasterly along the southwesterly line of Lot #3 one hundred fifty-three (153) feet, more or less, to an iron pin in the westerly line of Lot #22; thence southwesterly along the westerly line of Lot #22 one hundred fifty-seven and sixty-six hundredths (157.66) feet, more or less, to an iron pin at the southwesterly corner of Lot No. 22; thence westerly in the northerly line of Lot No. 1 a distance of one hundred five (105) feet, more or less, to an iron pin in the easterly line of Cherry Hill Drive; thence running northerly along the easterly line of Cherry Hill Drive one hundred eighty-eight and eighty-six hundredths (188.86) feet, more or less, to an iron pin at the point of beginning. Being Lot No. 2 on said Plan minus a six (6) foot strip from the original Lot No. 2, which six (6) foot strip was conveyed by deed dated April 21, 1952 to Merton G. Cram, recorded in said Registry, Book 916, Page 512, to which deed reference is also made. Said Lot No. 2 is shown on sketch attached to deed from A. Raymond Rogers and Arthur T. Eaton to Charles W. Keep et al, said deed being duly recorded.

Also conveying all rights reserved in favor of said Lot No. 2 to connect with the domestic sewer line which crosses Lots No. 3 and 21 as more particularly set forth in deed for easement dated October 8, 1956, and recorded in said Registry, Book 1061, Page 523, to which deed reference is made for a more particular description of said easement. There is also granted the right to connect said sewer line at a point easterly on Lot no. 21, as more fully set out in deed from A. Raymond Rogers and Arthur T. Eaton, Trustees to Charles W. and Lorraine B. Keep, dated January 18, 1957 and recorded in said Registry, Book 1070, Page 173.

This conveyance is subject to the following restrictions and conditions numbered from 1 to 4 inclusive:

1. This entire tract shown by the Plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot #2 and all other lots shown by said Plan is subject to and entitled to the benefits of said ordinance.
2. It is further covenanted and agreed that neither this Lot #2 nor any other lot shown upon said plan shall be for building more than one dwelling house and that no house shall be adapted or used for more than one family.

2) Gateway Title

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3. Furthermore, no such house shall be built costing less than $15,000.00 on said Cherry Hill Drive.
4. No building or any part of a building shall be erected or allowed to stand upon said lot within fifty (50) feet of Cherry Hill Drive, or within fifteen (15) feet of the side boundary lines of the lot, or within ten (10) feet of the rear boundary line of the lot.

Being the same premises as described in the deed from Susan C. Whittier to Robert B. Callahan and Carolyn A. Callahan dated July 20, 1999 and recorded in Book 6004 Page 332 of the Kennebec County Registry of Deeds.

WITNESS my hand and seal this 12th day of July, 2001.

Witness

ROBERT B. CALLAHAN

(to both)

Witness

CAROLYN A. CALLAHAN

STATE OF MAINE
Kennebec, ss.

July 12, 2001

Then personally appeared the above named Robert B. Callahan and Carolyn A. Callahan knowledge the foregoing instrument to be their free act and deed.

Before me,

Notary Public

JOHN WILSON
MAINE - NOTARY PUBLIC
MY COMMISSION EXPIRES 04/07/2003

Type/Print Name

RECEIVED KENNEBEC SS.
2001 JUL 16 PM 1:26
ATTEST: REGISTER OF DEEDS

SEAL