BK 7566 PG 144

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

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That we, **Altaf Ahmed and Rashida Ahmed,** of Albuquerque, County of Bernalillo and State of New Mexico, in consideration of ONE DOLLAR ($1.00) and other valuable consideration paid by **Ahmed Aldilaimi and Denise Aldilaimi**, of Columbia, Maryland, and whose mailing address is 6478 Barchink Place, Columbia, MD 21045, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Ahmed Aldilaimi and Denise Aldilaimi, as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT or parcel of land, together with the buildings and improvements thereon, located in Waterville, Kennebec County and State of Maine and further bounded and described as follows, to wit:

Commencing at the point of intersection of the westerly boundary of Lantern Lane, so-called, and the southeasterly corner of land herein conveyed and the northeasterly corner of Lot No. 3 of the so-called "Plan of Cosgrove Subdivision" dated February 2, 1987; thence North 60° 42' 30" West a distance of 154.29 feet to a pin; thence continuing in the same direction a distance of 100 feet to a point; thence North 29° 24' 45" East a distance of 150 feet; thence in an easterly direction a distance of 100 feet to a pin; thence in a northerly direction a distance of 25 feet to a pin; thence South 38° 56' 55" East a distance of 136.02 feet to the boundary of the cul-de-sac in Lantern Lane, so-called; thence in a southerly direction following the westerly (inadvertently shown as easterly in prior deeds) boundary of the Lantern Lane cul-de-sac, so-called, a distance of 104.05 feet to a point; thence in a southerly direction along the westerly boundary of Lantern Lane, so-called, a distance of 36.64 feet to the point of beginning.

Meaning and intending to convey and hereby conveying Lot No. 2 as depicted in "Plan of Cosgrove Subdivision" dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds in Plan #E-87035.

Grantees, their heirs and assigns, are hereby granted an easement of ingress and egress over and along a right of way more specifically referred to as Lantern Lane, so-called, as depicted in the above-referenced Plan.

Included as part of Lot No. 2 are the exclusive rights, possession, and all interest the Grantors have in an area approximately 25 feet x 100 feet square located between Lot No. 1 and Lot No. 2, which area immediately abuts the northerly boundary of Lot No. 2. Lot No. 1 shall have the exclusive rights and possession and interest the Grantors have in the area of 75 feet x 25 feet square which immediately abuts its southerly boundary and is located between Lots 1 and 2. Reference is hereby made to Plan #E-87035. The Grantors' interest in said area is as a result of a so-called "paper street" being terminated as a result of said development. Grantors are conveying an equal division of their interest in said area to Lot No. 1 and Lot No. 2 with Lot No. 2's area being 100 feet x 25 feet and Lot No. 1's area being 75 feet x 25 feet.

It is understood and agreed that this conveyance is made and accepted and the realty is hereby granted on and subject to the following covenants, conditions, restrictions and reservations, which covenants, conditions, restrictions and reservations shall apply to and run with the conveyed land; all successive future owners and occupants shall have the right to invoke and enforce the covenants, conditions,

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#03887

restrictions and reservations applicable to this conveyance as the original parties hereto.

1. No building whatever, except a single private dwelling house with the necessary outbuildings, including a private garage, shall be erected, placed or permitted on the conveyed premises or any part thereof and such dwelling house permitted on the conveyed premises shall be used as a private residence only. The permitted dwelling house and the necessary outbuildings to be located on the conveyed premises shall be in a style or form or appearance to conform to the aesthetic values of the surrounding area.

2. Said lots shall not be subdivided.

3. No trailer, basement, tent, shack, garage, barn or other outbuildings erected in said subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

4. There shall be no leasing of said undeveloped land.

5. No horse, cow, hog, goat or similar animals shall be kept or maintained on the premises conveyed. Domestic animals, such as dogs and cats, are excepted herefrom.

6. No sign, billboard or advertising devices of any kind, except those used in any subsequent sale of the property conveyed by the within deed shall be placed or otherwise installed on any lot or building herein.

7. A home office in which clients or patients are seen on an informal basis may be allowed in said subdivision.

8. All parties shall have the right of ingress and egress from a right of way as depicted in the "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds. Said right of way shall be used in common with other members of the public.

9. All of the lots shall have on display a lantern of appropriate aesthetic value to depict that it is part of Lantern Lane.

10. The Grantees shall not construct a building, erect a fence, or plant trees which will obstruct the view of the Miller Library on the Colby College campus from the so-called Cosgrove Home Lot shown on said Plan.

11. The minimum house value will be in the Ninety Thousand Dollar ($90,000) range, excluding land value.

BEING the same premises acquired by Altaf Ahmed and Rashida Ahmed by Warranty Deed from Bradley S. Jordan and Judith C. Jordan dated August 23, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4535, Page 321.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Ahmed Aldilaimi and Denise Aldilaimi, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, we, the said Altaf Ahmed and Rashida Ahmed have hereunto set our hands and seals this 23 day of July, 2003.

Signed, Sealed and Delivered
in the presence of

Witness

Witness

Altaf Ahmed

Rashida Ahmed

STATE OF NEW MEXICO
County of Bernalillo, ss.

Personally appeared before me on this 23rd day of July, 2003, the above-named, **Altaf Ahmed and Rashida Ahmed**, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public

Printed name: MARY M. NORERO

My comm. exp: 2-4-2004

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ATTEST:
REGISTER OF DEEDS