Doc # 2004017746
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Leslie Lindquist and Donald R. Carrier**, both of Waterville in the County of Kennebec and State of Maine (mailing address: 5 Columbia Road, Waterville, Maine 04901), for no consideration, do hereby give, grant, bargain, and convey unto the said **Leslie Lindquist and Donald R. Carrier** as joint tenants and not as tenants in common, and their heirs and assigns, to their own use and behoof forever,

A certain lot or parcel of land with the buildings thereon, situated on the corner of Columbia Road and Central Avenue in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows:

Starting at a pin located at the intersection of the northerly line of Columbia Road with the easterly line of Central Avenue; thence northerly along the easterly line of Central Avenue a distance of Seventy-one (71) feet to the southwest corner of land sold to one Larracy; thence to the East along the southerly line of land of said Larracy a distance of approximately One hundred ten (110) feet to the southeast corner of land of said Larracy; thence to the South a distance of seventy (70) feet to a point in the northerly line of Columbia Road which point is One hundred fourteen and fifty-five one-hundredths (114.55) feet easterly from the point of beginning; thence to the West along the northerly line of Columbia Road a distance of One hundred fourteen and fifty-five one-hundredths (114.55) feet to the point of beginning.

The above-described premises are subject to the following restrictions which are to run with the land to wit:

1. No building other than a private dwelling house for not over two-family occupancy, together with private garage for use of occupants of house, shall be erected upon said premises.

2. No part of any building shall be placed nearer than twenty (20) feet from the line of any street, provided that porticoes projecting not over three feet, steps, and windows are to be allowed on said reserved space.

3. No double-decked porches may be built on any house.

4. Said dwelling house and garage shall not cost less than Seven Thousand Five Hundred ($7,500) dollars.

5. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.

6. No animals of any kind shall be kept on the premises excepting, however, household pets.

(2) Burty & McCarthy

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7. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Reference is made to Warranty Deed of Commercial Federal Bank to Leslie Lindquist and Donald R. Carrier, dated June 29, 1999, and recorded in the Kennebec County Registry of Deeds in Book 6004, Page 211. The purpose of this deed is to create joint tenancy, inadvertently omitted from the aforesaid previously recorded deed.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Leslie Lindquist and Donald R. Carrier as joint tenants and not as tenants in common, and their heirs and assigns, to their own use and behoof forever.

AND we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, 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, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF we, the said Leslie Lindquist and Donald R. Carrier as Grantors, have hereunto set our hands and seals this 14th day of June in the year of our Lord two thousand four.

Witness

Leslie Lindquist

Witness

Donald R. Carrier

State of Maine
Somerset, ss.

June 14, 2004

Personally appeared the above named Leslie Lindquist and Donald R. Carrier and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Received Kennebec SS.
06/21/2004 8:35AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

Name: Richard W. McCarthy, Jr.
~~Notary Public~~ / Attorney at Law

Richard W McCarthy, Jr
Attorney at Law
Maine Bar #3667