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PERSONAL REPRESENTATIVE'S
DEED OF DISTRIBUTION

KNOW ALL BY THESE PRESENTS THAT I, Jennifer Lynn Pratt of Waterville, Maine, duly appointed and acting Personal Representative of the **ESTATE OF ALBERT L. PRATT,** deceased, as shown by the probate records of Kennebec County, Maine, by the powers conferred by the Maine Probate Code, and every other power in distribution of the Estate, grant to Jennifer Lynn Pratt with a mailing address of 17 Barnett Avenue, Waterville, Maine 04901, a certain lot or parcel of land, situated in the City of Waterville, County of Kennebec, and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS my hand and seal this 1st day of July, 2004.

Maureen E Keegan
Witness

Jennifer L Pratt
Jennifer Lynn Pratt
Personal Representative of the
Estate of Albert L. Pratt

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS. July 1, 2004

Personally appeared the above-named Jennifer Lynn Pratt, as Personal Representative of the Estate of Albert L. Pratt, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

SEAL

Linda D. Robitaille
Notary Public/~~Attorney at Law~~

LINDA D. ROBITAILLE
Notary Public, Maine
My Commission Expires September 20, 2005

(Print Name)

(3) Blum & Jordan

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EXHIBIT A

A certain lot or parcel of land situated at the intersection of the westerly line of proposed Lynn Street and the northerly line of Barnet Avenue, in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin located in the northerly line of Barnet Avenue, which iron pin is fifteen and seventy-one hundredths (15.71) feet along a curve from an iron pin on the westerly line of proposed Lynn Street; thence N 78° 06' W along the northerly line of Barnet Avenue a distance of ninety (90) feet to an iron pin; thence N 11° 56' E a distance of one hundred thirty-one and three tenths (131.3) feet to an iron pin and land formerly of Ralph Nash; thence S 78° 06' E a distance of one hundred (100) feet , more or less, to an iron pin; thence S 11° 56' W along the westerly line of proposed Lynn Street a distance of one hundred twenty-one and three tenths (121.3) feet to an iron pin; thence along a curve to the right fifteen and seventy-one hundredths (15.71) feet to the iron pin in the northerly line of Barnet Avenue and being the point of beginning.

Meaning and intending to convey Lot #6 as shown on plan entitled "Subdivision of Land of Lester T. Jolovitz" approved by the Waterville Planning Board May 23, 1983 and recorded in Kennebec Registry of Deeds File #E-83062.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantee and all persons claiming or holding under said grantee:

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 situate 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 forth thousand dollars ($40,000) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue 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.

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6. The grantee, his heirs and assigns, shall not obstruct or divert the natural flow of water across the above described parcel of land as to cause damage or nuisance to any abutting owner.

7. That if the owner of two or more contiguous lots desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

8. The grantor herein does not hold itself responsible for enforcement of the aforementioned restrictions.

Being the same premises conveyed to Albert L. Pratt by deed of Ware-Butler, Inc., dated May 21, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3159, Page 102.

Received Kennebec SS.
07/16/2004 10:05AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS