Doc # 2004033028
Book 8167 Page 0271

TRANSFER
TAX
PAID

56-34
#00286

WARRANTY DEED
Joint Tenancy

John R. Benziger and **Mary C. Benziger** of Waterville, Maine for consideration paid, grant to

Peter G. Trottier and **H. Elizabeth Trottier** of Waterville, County of Kennebec, State of Maine, whose mailing address is **60 Pleasant Street, Apt. 4, Waterville, Maine 04901,** as **JOINT TENANTS**

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in **Waterville,** County of **Kennebec,** State of **Maine,** bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantors have set their hands and seals this 15 day of October, 2004.

Tracy Warren
Witness

John R Benziger
John R. Benziger

Tracy Warren
Witness

Mary C Benziger
Mary C. Benziger

State of Maine
County of Kennebec, ss.

October 15, 2004

Then personally appeared the above-named John R. Benziger and Mary C. Benziger and acknowledged the foregoing to be their free act and deed.

Before me,

Tracy Warren
Name:
Notary Public/Attorney-at-Law
Commission expires:

TRACY L. WARREN
Notary Public, Maine
My Commission Expires January 18, 2009

@ KSB

56-34

EXHIBIT A

A certain lot or parcel of land situated on Johnson Heights Extension in Waterville, County of Kennebec, State of Maine bounded and described as follows, to wit:

Starting at the northeast corner of Lot No. 82 as shown on Plan of Profile of Roosevelt Avenue for Hillcrest Extension to North Street recorded in Kennebec County Registry of Deeds in Plan Book 11, Pages 26 and 27; thence to the north along a continuation of the easterly line of Lot No. 82 a distance of 100 feet to the southerly line of Johnson Heights Extension; thence to the west along the southerly line of Johnson Height Extension a distance of 105 feet; thence to the south along a continuation of the westerly line of the first described parcel in the deed recorded in said Registry in Book 2767, Page 206, a distance of 100 feet; thence to the east along the northerly line of Lots 83 and 82 as shown on the above-referenced Plan, a distance of 105 feet to the point of beginning.

For a further description of the second above described parcel of land, reference may be had to a plan of Johnson Heights Extension recently prepared by Harry Green, C.E., and to be recorded in Kennebec Registry of Deeds.

The above described parcel of land is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two family occupancy together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than thirty feet from the line of Johnson Heights Extension or from the line of the proposed street, provided, however, that porticoes projecting not over three feet, steps, windows, are to be allowed on said reserved space. A double decked porch may be built on any side of house except a side facing a street. Said dwelling house and garage shall cost not less than 7,500.00 dollars. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than 70 feet frontage on the street.

Meaning and intending to convey a portion of the same premises conveyed in the deed from Dorothy G. Goodrich to John R. Benziger and Mary C. Benziger, dated January 25, 1985, recorded in the Kennebec County Registry of Deeds in Book 2767, Page 206.

Received Kennebec SS.
10/21/2004 8:11AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

CMT-18228