

WARRANTY DEED, Joint Tenancy

I, **RUDOLF SCHNEIDER** whose mailing address is Postfach 19, 3252 Worben, Switzerland, whose mailing address is 491 Dubray Road, Cabot, Vermont, 05647, for consideration paid, hereby grant to **STANLEY P. MORRIS and DARLENE P. MORRIS**, whose mailing address is 513 Canton Road, Livermore, Maine, 04253, **in joint tenancy, with Warranty Covenants**, a certain lot or parcel of land, located in the Town of Rangeley, County of Franklin and State of Maine, bounded and described as follows; to wit:

See Exhibit A Attached Hereto

Witness my hand and seal this 24th day of August, 2001.

Witness

Rudolf Schneider Robert Daviau  
Rudolf Schneider, by Robert Daviau  
With Power of Attorney P/O/A

State of Maine  
Franklin, ss.

August 24, 2001

Then personally appeared the above named Rudolf Schneider, by Robert Daviau, with Power of Attorney and acknowledged the foregoing instrument to be his free act and deed, in said capacity.

Norma Loisel, Notary Public  
State of Maine  
My Commission Expires 11/9/2006

Before me,

Norma Loisel  
Notary Public - Attorney at Law

SEAL

Type or Print Name

Prepared by: Robert J. Daviau, Esq., P.O. Box 397, Rangeley, ME 04970

Maine Real Estate  
Transfer Tax Paid

**Exhibit A - Schneider to Morris**

A certain lot or parcel of land, located in the Town of Rangeley, County of Franklin and State of Maine, bounded and described as follows; to wit:

Being Lot "13E" as shown on Plan of lots of Lakeview Highlands, Phase V, prepared by Acme Engineering, Inc., to be recorded in the Franklin County Registry of Deeds.

Together with rights to travel in common with others, by foot or vehicle, over and along the 60 foot wide right of way known as "Lynnway" connecting with State Route No. 4, the 30-foot wide right of way known as "Tilt O' The Kilt," the 30 foot wide right of way known as "Marion Drive" to the old County Road, Dolly Varden Lane, and Kendall's Farm Trail.

There is also conveyed hereby the right to use the shoreline of Common Area 1 as shown on Plan entitled "Map of Land of Lakeview Cabins, Inc., d/b/a Lakeview Condominiums," by D. Bruce Verrill Associates, Inc., dated October 9, 1984, and recorded in the Franklin County Registry of Deeds as plan P-626, for the limited purposes of boating on and swimming in Rangeley Lake. This right of use of shoreline of Common Area 1 is for transient purposes only, and does not include any right to store personal property on Common Area 1, or to engage in any activities other than those that are reasonably related to such temporary swimming and boating activities. ALSO HEREBY CONVEYING the right to use the 30-foot right of way which borders the southerly most boundary of the Lakeview Condominium property, along the southerly boundaries of Lots 7, 8, and 9 as shown on said plan P-626 for access to and from Common Area 1.

There is also hereby conveyed an easement across a lot shown on said plan as a 9.5 acre lot retained by Paul and Barbara Ellis, which lot abuts Lot #13E (the property herein conveyed) to the immediate south. This easement is limited and qualified as follows. The grantee, its successors or assigns, may cross said 9.50 acre lot by foot or by vehicle only when the access to Lot #13E from the 60 foot wide road shown on said plan (known as Dolly Varden Lane) is impassable as the result of meteorological condition such as heavy snow, rain, or ice; furthermore, the grantee, its successors and assigns, may cross said 9.5 acre lot at any time for the limited purpose of constructing a residence on the property hereby conveyed. However, the easement hereby conveyed shall expire and be extinguished upon the construction by Ellis of a driveway from Dolly Varden Lane to the said 9.5 acre lot and upon construction of such driveway the grantee hereunder, its successors and assigns, shall have an easement for foot and vehicular access to and from the property hereby conveyed along said driveway, for the same limited purposes as described above.

The premises herein conveyed shall be subject to the following covenants and restrictions:

1. The premises shall be used for residential purposes only.
2. No part of any building, except open steps or terraces, shall be within 25 feet of any lot line.
3. The dwelling, excluding garage and outbuildings, shall contain not less than 600 square feet of floor space on the ground floor.
4. Exterior construction of buildings shall be of shingle, clapboard, aluminum siding, or other good exterior siding used in the building trade, but in no event shall tar paper, asphalt or similar siding be used.
5. Any metal chimneys used in the construction of a building shall bear an Underwriters' Laboratories, Inc., label of approval.
6. Mobile homes or tents for living purposes are prohibited on said Lot.
7. All sewage and waste from the land hereby conveyed shall be disposed of through a septic tank of standard design properly proportioned for its per capita demand, from which drains shall lead underground of sufficient length to dispose of the overflow by underground percolation and shall otherwise conform to the plumbing laws of the State of Maine.

Exhibit A - Page 2

8. No lot may be subdivided.
9. These covenants and restrictions as herein stated are part of the land and are to be conveyed with the land in all future transfers of title.
10. Each lot is conveyed subject to the right of the local utility companies, power, telephone, water, and sewage, to establish and maintain utility lines along the road by said Lot.
11. All utility lines serving the above described lot shall be installed underground only.

Reference for title is made to deed from Marion O. Ellis to Paul M. Ellis and Barbara A. Ellis as dated January 29, 1972, as recorded in the Franklin County Registry of Deeds at Book 435, Page 358. Further reference for title is made to deed to Kenneth Williams from Paul Ellis and Barbara Ellis as dated June 27, 1986, and recorded in the Franklin County Registry of Deeds in Book 903, Page 263.

Meaning and intending to convey that same premises conveyed to Rudolf Schneider by deed of Kenneth Williams as dated October 23, 2000, and recorded in said Registry at Book 1966, Page 292.

Also conveying herewith any and all rights or obligations acquired by Kenneth Williams by easement deed from Highlands Overlook Landowners Association as dated September 14, 1990, and recorded in the Franklin County Registry of Deeds in Book 1187, Page 211.

FRANKLIN COUNTY  
*Susan A. Black*  
Register of Deeds

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