

WARRANTY DEED

12071

CHARLES W. MARTIN and PATRICIA M. MARTIN, husband and wife, whose mailing address is P.O. Box 51, Machias, Maine 04654,

for consideration paid

grant to DAMIANO BORMOLINI whose mailing address is Via Ostaria #103, Livigno, Italy 23030,

with warranty covenants

Certain lots or parcels of land situated in Roque Bluffs, Washington County, Maine, and bounded and described as follows:

Lots Numbered 1D, 31D, and 32D as shown on Subdivision Plan entitled "Duck Cove Property" prepared by Maine Land Services dated December 8, 1976, and recorded in Washington County Registry of Deeds in Plan Book 19, Page 66.

Together with and as appurtenant to said Lots 1D, 31D, and 32D a right-of-way and easement over the roadways as shown on said Subdivision Plan, aforesaid, and an extension of said right-of-way from the town line between Roque Bluffs and Machias, at the Northerly bounds of Lots 33D and 34D as shown on said Subdivision Plan and running generally Northwesterly to the town road in said Machias, together with the right to set and maintain utility lines and poles either above or below ground. Said right-of-way to be used by the Grantee herein, his heirs and assigns, in common with the Grantors herein, their heirs, successors and assigns, and all others having similar rights therein.

Together with and as appurtenant to said Lots 1D, 31D, and 32D described above, the right and easement to use shore lots numbered 1 and 37 as shown on Subdivision Plan recorded in Washington County Registry of Deeds in Plan Book 3, Page 29, Lots numbered 65 and 91 as shown on Subdivision Plan recorded in Washington County Registry of Deeds, Plan Book 5, Page 33 and Lot numbered 125 as shown on Subdivision Plan recorded in said Registry in Plan Book 3, Page 28. Said right and easement to be used by the Grantee herein, his heirs and assigns, in common with the Grantors herein, their heirs and assigns, and all others having similar rights therein.

Together with and as appurtenant to Lot 1D and every part thereof, a right-of-way for all purposes of a way including the right to set and maintain utility lines and poles either above or below ground over and upon a strip of land fifty (50) feet in width commencing on the northerly side of an existing road as shown on subdivision plan entitled "Roque Bluffs" revised final subdivision plan of portion of "Duck Cove Property" dated December 8, 1976, and recorded in the Washington County Registry of Deeds in Plan Book 19, Page 66 and running in a generally northerly direction over and across the lot marked "RESERVED" lying between Lot 15D and Lot 13D to Lot 1D the location of said right-of-way to be by agreement of the parties.

The premises herein conveyed are made expressly subject to the following permanent restrictions (not conditions subsequent) which shall be for the benefit of all lots within the "Duck Cove Property" as prepared by Maine Land Services dated December 8, 1976, and recorded in Washington County Registry of Deeds in Plan Book 19, Page 66, which said permanent conditions shall run with the land

1. No building shall be erected thereon except a private dwelling or summer residence for single family occupancy and a garage to accommodate same.
2. No building shall be erected within twenty feet of a sideline or right-of-way.
3. No house trailer or mobile home shall be placed or used on the property. No camping trailer or tent shall be used for over six weeks in any one calendar

MICHAEL R. LEONARD
ATTORNEY AT LAW
24 CENTER STREET
MACHIAS, MAINE 04654

TRANSFER
TAX
PAID

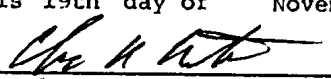
year.

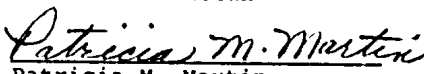
4. No septic tank shall be placed or used within one hundred (100) feet of any existing well and no well shall be constructed within one hundred (100) feet of any septic tank.
5. No lot shall be divided for rent, lease or sale, and no part of any lot less than the whole shall be rented, leased, or sold without the express approval of the Roque Bluffs Planning Board.
6. No intoxicating liquors shall be kept for sale on the premises and no business of any kind shall be conducted thereon.
7. No dwelling, or summer residence, the actual cost of which is less than \$8,500.00 shall be erected on any lot.
8. It will be the responsibility of the individual lot owners to remove all slash or cut trees after clearing or thinning the lot of same. Said waste shall be burned with a permit from the local fire warden or removed from the premises and disposed of in a legal manner.
9. Lots 31D and 32D are conveyed as a single parcel, and may not be individually conveyed at anytime in the future.
10. These restrictions shall be for the benefit of all other lots on said plan and every part thereof, and shall run with the land.

For Grantors' source of title, reference may be had to a Warranty Deed of Michael E. Beirne to Charles W. Martin and Patricia M. Martin as joint tenants dated July 12, 1988, and recorded in Volume 1522, Page 341 of the Washington County Registry of Deeds.

It is the expressed intention of the Grantors herein to convey to the Grantee aforesaid all rights, easements, privileges, and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, We the said CHARLES W. MARTIN and PATRICIA M. MARTIN, husband and wife, each joining in this deed as Grantor and each releasing all right by descent and all other rights in the above described premises have hereunto set our hands and seals this 19th day of November, 1993.


Charles W. Martin



Patricia M. Martin

STATE OF MAINE
Washington, ss.

November 19, 1993

Then personally appeared the above named CHARLES W. MARTIN and PATRICIA M. MARTIN and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public

Michael R. Leonard
Printed name of Notary Public

MICHAEL R. LEONARD
ATTORNEY AT LAW
24 CENTER STREET
MACHIAS, MAINE 04654

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received **NOV 19 1993**
at 3 H 50 M P M recorded
in Book _____ Page _____
Attest:

Register