

TRANSFER  
TAX  
PAID

## WARRANTY DEED

Robert L. Thibodeau and Mariah L. Thibodeau of Washougal, State of Washington, for consideration paid, grant to **Scott A. Greeley** and **Ann J. Lindeman** of Waterville, State of Maine, As joint tenants, with **WARRANTY COVENANTS**, the land in **Winslow**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Winslow, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin in the westerly line of the westerly section of Fuller Lane, which point marks the intersection of said Fuller Lane and the southerly line of a thirty (30) foot passway running westerly from the northerly extension of said Fuller Lane; thence southerly along the westerly line of westerly extension of said Fuller Lane one hundred fifteen (115) feet to an iron pin; thence westerly and at right angles to said Fuller Lane 216.7 feet to an iron pin in the northeasterly line of one Culpovich; thence in a northwesterly direction along the northeasterly line of said Culpovich 57.6 feet to an iron pin; thence in a northeasterly direction at an interior angle of seventy-five (75) degrees, twenty (20) minutes, 137.9 feet to an iron pin in the southerly line of the above mentioned 30 foot passway; thence in a southeasterly direction along the southerly line of said 30 foot passway 140.2 feet to the point of beginning.

Meaning and intending to convey Lot No. 61 on Plan of Country Acres House Lot Development, Winslow, Maine, being Survey and Plan made by Frank H. Crane, dated November 17, 1965 as amended March 2, 1966 and June 1, 1966.

Being all and the same premises acquired by Joseph R. Laberge and Helen G. Laberge by Warranty Deed from Sandra W. Upham dated April 29, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4674, Page 142.

Subject, however, to following restrictions 1 to 11, both inclusive:

(3) BWR

Received Kennebec SS.  
03/15/2010 8:17AM  
# Pages 3 Attest:  
BEVERLY BUSTIN-HARTNEY  
REGISTER OF DEEDS

That no house for more than one family shall be built upon said lot and that no dwelling house costing less than \$12,000 exclusive of landscaping and other improvements, shall be built upon said lot.

Any wall of any residence or other outbuildings, including garages, but excluding bay windows, and steps, erected on said lot shall not be erected nearer than 35 feet from the street line on which said residence faces, nor nearer than 15 feet from the side line of said lot.

Said lot shall be used for residential purposes only, excepting home professions such as Doctors, Lawyer, Engineer, Contractor, Architect, Teacher, Artist, Realtor, Insurance Agent, or other similar professional persons, providing a service, shall be allowed. The sale of goods is permitted only when incidental to the providing of a service.

Signs will be permitted only at homes where a home professional exist. No sign will be larger than 16" x 24" for the identification of home professions.

No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.

Said lot shall not be subdivided or sold or leased in parcels.

Said lot or any buildings at any time situated on said lot shall not be used for business or manufacturing purposes, except as noted in Section 3.

No placards or advertising signs, other than as noted or relating to the sale or leasing of said lot shall be erected or maintained on said lot or in any building thereon.

No fences or construction of any kind, other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residents on adjoining lots.

No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.

If any owners of two or more contiguous lots desires to improve said lots as one lot, that insofar as such contiguous lots are

concerned, the foregoing restrictions shall be construed as applying to a single lot.

Also including any easements appurtenant to the above-described property including the easement described in the Kennebec County Registry of Deeds in Book 4449, Page 4.

Being the same premises conveyed by deed of Joseph R. and Helen G. Laberge to Robert L. Thibodeau and Mariah L. Thibodeau dated October 31, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6333, Page 227.

WITNESS our hands and seals on March 9, 2010.

\_\_\_\_\_  
WITNESS

Robert L. Thibodeau  
Robert L. Thibodeau

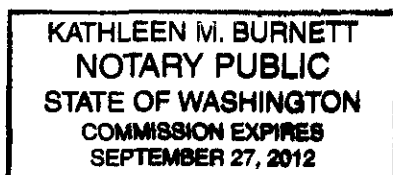
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WITNESS

Mariah L. Thibodeau  
Mariah L. Thibodeau

THE STATE OF Washington  
COUNTY OF Clark

March 9, 2010

Then personally appeared the above named **Robert L. Thibodeau** and **Mariah L. Thibodeau** and acknowledged the foregoing instrument to be their free act and deed.



Before me, Kathleen M. Burnett  
Notary Public