



OR BK 6814 PGS 301 - 303 08/24/2017 12:31:21 PM
 INSTR # 2017013205 JULIE A. CURTIS
 HANCOCK COUNTY, ME REGISTER OF DEEDS

WARRANTY DEED

JOHN H. HUNT, whose mailing address is 40 Forest Hill, Bucksport, Maine 04416, for consideration paid, grants to **CAROL L. GREENE AND ROGER H. GREENE**, whose mailing address is 41 Morningside Place, Stockton Springs, Maine 04981, **AS JOINT TENANTS**, with Warranty Covenants, certain lots or parcels of land, together with any buildings thereon, situated in **BUCKSPORT**, County of Hancock, State of Maine, bounded and described as follows, to-wit:

PARCEL ONE: Being Lot Numbered 30 on the Buck Housing Development Plan, Broadway Extension, recorded at the Hancock County Registry of Deeds in Plan Book 12, Page 51, recorded February 17, 1971.

Being the same premises as conveyed by deed dated May 27, 1999, from Dean Hoke Builders to John H. Hunt, recorded at the Hancock County Registry of Deeds in Book 2836, Page 457.

PARCEL TWO: A certain lot or parcel of land situated in Bucksport, County of Hancock, State of Maine, being located on the northwesterly side of Street "B", so-called, approximately 800 feet along said street from the point where the centerline of said street intersects the northerly line of Broadway Extension, so-called, being more particularly bounded and described as follows, to wit:

Beginning at a 3/4" iron rebar with plastic cap marked **AJS**, No. 248 found at the most southerly corner of Lot #30 as shown on a plan of lots called Buck Housing Development recorded at the Hancock Registry of Deeds in Plan Book 12, Page 51, said Lot #30 being described in a deed to John H. Hunt recorded at the said Registry in Volume 2876, Page 629; thence by and along the southwesterly line of said land of Hunt, North fifty-two degrees fifty-five minutes twenty seconds West (N. 25° 55' 20"W.) a distance of 130.1 feet to a 3/4 " iron bar found similarly marked at the most westerly corner of said Lot 30; thence by and along the southeasterly line of Lot 25 shown on said plan, South thirty-six degrees fifty-seven minutes forty seconds West (S. 36°57'40"W.) a distance of 50.0 feet to a 3/4 iron rebar with cap marked **PLS #1211** set in May of the year 2000; thence following the midline of Lot 26 as shown on said plan, South fifty-two degrees fifty-five minutes twenty second East (S. 52°55'20"E.) a distance

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of 130.1 feet to a 3/4" iron rebar marked similarly with a cap marked PLS 1211 set in May of the year 2000 on the northwesterly sideline of said Street "B"; thence by and along the northwesterly sideline of said Street "B" North thirty-six degrees fifty-seven minutes forty seconds East (N. 36°57'40"E.) a distance of 50.0 feet to the point of beginning.

The above-described lot encompasses 6500 square feet and is a portion of Lot 26 as shown on said Plan of Buck Housing Development recorded in Plan Book 12, Page 51. Said Plan was revised in Plan Book 29, Page 162.

Bearings referenced in the above description were computed from a traverse established for a survey of said Lot 26 that was oriented to magnetic north as observed in the month of May, in the year 2000, by Plisga & Day, Land Surveyors, Bangor, Maine.

Being the same premises as conveyed by deed dated July-18, 2000, from Mary W. Bigl to John H. Hunt, recorded at the Hancock County Registry of Deeds in Book 2942, Page 20.

PARCEL THREE: Being Lot Numbered 29 on the Buck Housing Development Plan, Broadway Extension, recorded at the Hancock County Registry of Deeds in Plan Book 12, Page 51, recorded February 17, 1971; and as revised in Plan Book 28, Page 109 in said Registry. See also Plan Book 29, Page 162.

Being the same premises as conveyed by deed dated May 12, 2005, from Buck Estates Inc. to John H. Hunt, recorded at the Hancock County Registry of Deeds in Book 4199, Page 151. Reference is made to a deed dated December 28, 1999, and recorded in the Hancock County Registry of Deeds in Book 2891, Page 378.

PARCEL FOUR: Being the north half of Lot Numbered 25, a 50 foot by 130 foot rectangle as depicted on a plan entitled "A RE-SURVEY FOR BUCK ESTATES OF BUCK HOUSING DEVELOPMENT BROADWAY EXTENSION BUCKSPORT, MAINE" recorded at the Hancock County Registry of Deeds in Plan File 28 #109 and as shown on the "BUCK HOUSING DEVELOPMENT BROADWAY EXTENSION BUCKSPORT, MAINE" plan dated September 10, 1962, its "Corrected 4-15-1999 plan" recorded in said Registry on May 9, 2005, in Plan Book 34, Page 21.

Subject to the rights of Buck Estates, Inc. to that portion of Street "A" as depicted on said Plan that abuts the premises herein conveyed.

EXCEPTING AND RESERVING AND NOT CONVEYING Lot Numbered 33, a 100 foot by 130 foot rectangle as depicted on a plan entitled "A RE-SURVEY FOR BUCK ESTATES OF BUCK HOUSING DEVELOPMENT BROADWAY EXTENSION BUCKSPORT, MAINE" recorded at the Hancock County Registry of Deeds in Plan File 28 #109 and as shown on the "BUCK HOUSING DEVELOPMENT BROADWAY EXTENSION BUCKSPORT, MAINE" plan dated September 10, 1962, its "Corrected 4-15-1999 plan" recorded in said Registry on May 9, 2005, in Plan Book 34, Page 21.

Being a portion of the premises as conveyed by deed dated May 16, 2005, from Buck Estates, Inc. to John H. Hunt, recorded at the Hancock County Registry of Deeds in Book 4199, Page 154.

The following restrictions shall apply to all parcels herein conveyed:

1. No building shall be erected upon said lot other than one-family dwelling house together with a garage;
2. Each house shall contain a minimum of 1,000 square feet of enclosed living area;
3. No mobile homes;
4. No commercial establishments;
5. No domestic or farm animals shall be kept upon the premises other than dogs or cats;
6. No unregistered motor vehicles shall be kept of or maintained on any lot;
7. The Bucksport sewer ordinance requires cellar foundation and storms drains to be separate from sewers;
8. Any further subdivision of the lots requires Planning Board approval.

WITNESS our hands and seals this 21 day of August, 2017

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
JOHN H. HUNT

STATE OF MAINE
COUNTY OF HANCOCK

Dated: August 21, 2017

Personally appeared the above-named JOHN H. HUNT, and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Signature]
Notary Public

Print Name: _____

My Commission Expires: _____

