

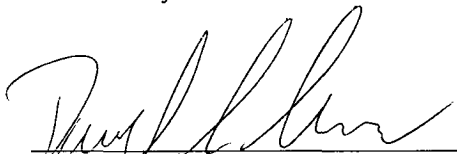
**QUITCLAIM DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that, Lara C. Seaver of Cumberland, ME 04021, for consideration paid, hereby GRANTS to Daniel S. Seaver, whose mailing address is 20 Crestwood Road, Town of Cumberland, County of Cumberland, and State of Maine, with QUITCLAIM COVENANTS, the land with any buildings thereon situated at 20 Crestwood Road, Town of Cumberland, County of Cumberland and State of Maine, described as follows:

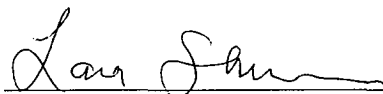
See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to Lara C. Seaver and Daniel S. Seaver by virtue of a deed from Michael W. Washo and Molly M. Washo dated May 23, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31524, Page 250.

Witness my hand and seal this 27 day of April, 2017.



Witness




Lara C. Seaver

STATE OF MAINE
COUNTY OF CUMBERLAND

Then personally appeared before me the above named Lara C. Seaver and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/ Attorney at Law
Printed Name: Jacquelyn Murphy
My Comm. Exp: March 14, 2021

SEAL

JACQUELYN MURPHY
Notary Public, Maine
My Commission Expires March 14, 2021

DS

EXHIBIT A

A certain lot or parcel of land, situated on the northeasterly side of Crestwood Road, in the Town of Cumberland, County of Cumberland, and State of Maine, being lot numbered forty - four (44) as shown on Plan of Pinewood Acres, made by Carl E. Emery, Reg. Civil Engineer, November, 1958, and recorded in Cumberland County Registry of Deeds in Plan Book 50, Page 61, to which plan reference is hereby made for a more particular description.

Lot forty - four (44) is hereby conveyed with the following express restrictions, and this conveyance is made subject to them:

1. That no dwelling house (including a garage) shall be erected upon said premises unless the value of the buildings, when completed, shall be not less than Sixteen Thousand Five Hundred 00 / 100ths (\$16,500.00) Dollars.
2. The front steps of said house shall be constructed of brick or of quarry stone.
3. The driveway from the street to garage shall be of black top asphalt construction.
4. The lot shall be maintained in a neat and respectable looking condition although no building is maintained thereon.

Also conveying to Grantees an easement for the use of a driveway as presently located, including the maintenance thereof, to a garage on the parcel herein conveyed together with a five foot (5') strip adjacent to said driveway. Said easement area shall be for access to the current garage, snow removal and maintenance, and said easement shall be used for no other purposes. This easement shall be deemed covenants running with the land, burdening and benefitting the respective premises, and this easement with the covenants therein shall be binding on the respective heirs, devisees, successors and assigns of the parties herein. Said easement being located on a portion of Lot 45 as shown on Plan of Pinewood Acres, recorded at said Registry of Deeds in Plan Book 50, Page 61 as reserved to Grantor herein in a conveyance to The Grove Family, LLC dated November 20, 2001 and recorded at said Registry of Deeds in Book 16982, Page 246.

The conveyance is SUBJECT to the terms and conditions of a Certificate of Zoning Variance Approval by the Town of Cumberland Zoning Board of Appeals dated October 11, 2001 and recorded at the said Registry of Deeds in Book 16901, Page 169.

The premises are conveyed subject to any easements and restrictions of record, and together with all rights, easements, privileges and appurtenances belonging to the premises described herein.

Received
Recorded Register of Deeds
May 11, 2017 12:05:32P
Cumberland County
Nancy A. Lane

DS