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MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

Erik P. Hansen, whose mailing address is 5971 Hibiscus Rd. Orlando, FL 32807, for consideration paid, grants to **Jane Robie**, whose mailing address is 80 Hyatt Camp Rd. Benson, VT 05743, with Quitclaim Covenant, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Danforth, Washington County, State of Maine, described as follows:

Lot No. 2 as shown on a plan of land entitled "Woodland Ridge Lake Estates", dated June 5, 2002 and recorded on June 6, 2002 in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds. Said lot contains 1.87 acres.

The above described property is conveyed together with a right of way described in the deed from George Gillis to G. Pierce Webber, et al., dated November 23, 1982, and recorded in said Registry in Volume 1206, Page 46.

Further conveying, in common with Grantor and others a fifty (50') foot wide right of way, for all purposes of a way, including the placement, operation and maintenance of utility services, over the existing gravel surface roads shown on said Plan recorded in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds.

The above described property is subject to the following:

1. Easement given by Sidney L. W. Lea, Jr., and signed by G. Pierce Webber, Agent to Eastern Maine Electric Cooperative et al dated September 5, 1967 and recorded in the Washington County Registry of Deeds in Volume 599, Page 436.
2. Easement given by Webber Timberlands by G. Pierce Webber, Agent to Eastern Maine Electric Cooperative, et. Al. dated August 6, 1969 and recorded in the Washington County Registry of Deeds in Volume 679, Page 302.

This conveyance is further made subject to the conditions and restrictions noted on said Plan recorded in Cabinet 3, Drawer 11, Number 60 of the Washington County Registry of Deeds which include, but are not limited to, the following:

"... 4. The Town of Danforth shall not be responsible for the maintenance of roads or right of ways shown or be required to assume ownership.

5. Lots may not be further divided for a period of five years from the recording date of this plan.

6. All Lots shall be for single family, detached, residential housing for a period of five years.

7. All rights of way shown hereon shall be used in common with Woodland Ridge Land Lake Company and the lot owners for all purposes of a right of way, including the placement of utilities..."

This conveyance is subject to, or there is expected from this conveyance as appropriate, all real estate or rights therein, if any, including without limitation, flowage rights, rights of way, easements, licenses, leases, and permits conveyed of record by the grantor herein or grantor's predecessors in interest and all real estate or rights therein, if any, acquired by the exercise of the power of eminent domain by the State of Maine, or any political subdivision thereof or any other quasi-municipal or public utility entity having the power of eminent domain, which may be of record but not specifically referred to herein.

Also excepting and reserving from this conveyance all great ponds, and the property underlying said great ponds, falling in whole or in part within the property herein conveyed. Hereby conveying, however, as appurtenant to the above-described property, any right, title or interest that the grantor may ever be determined to hold in or to said great ponds, or the property underlying said great ponds.

Being the same premises conveyed by Quitclaim Deed with Covenant from Woodland Ridge Lake Land Company to Erik P. Hansen dated August 17, 2004 and recorded in the Washington County Registry of Deeds in Book 2922, Page 49.

Together with any and all rights, easements, privileges and appurtenances belonging to the granted estate.

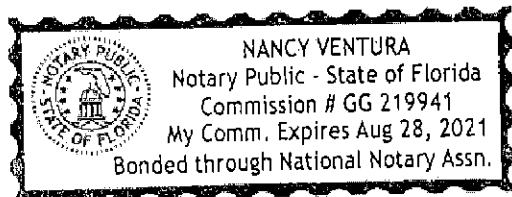
WITNESS my hand and seal this 23 day of March, 2021.

Erik P. Hansen
Erik P. Hansen

STATE OF Florida
COUNTY OF Orange

March 23, 2021

Then personally appeared the above-named Erik P. Hansen and acknowledged the foregoing instrument to be his free act and deed.



Nancy Ventura
Notary Public
Print Name:
My Commission Expires: