

OR BK 4327 Page 248 INSTR #2005019470 10/25/2005 at 02:27 PM HANCOCK COUNTY.

014-009

QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that We, **RAYMOND C. KLIEFORTH** and **VERA M. KLIEFORTH**, of Gouldsboro, County of Hancock, State of Maine, for consideration paid, grant to **SUSAN WUNDERLICH** and **TIMOTHY WUNDERLICH**, whose mailing address is P. O. Box 550, Henniker, NH 03242, AS JOINT TENANTS, with QUITCLAIM COVENANT, the land, with any improvements thereon, in Gouldsboro, County of Hancock, State of Maine, as described in Exhibit A attached hereto, incorporated herein and made a part hereof.

MAINE REAL ESTATE  
TRANSFER TAX PAID

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

Witness our hands this 21 day of October, 2005.

*Raymond C. Klieforth*  
Raymond C. Klieforth

*Vera M. Klieforth*  
Vera M. Klieforth

STATE OF MAINE  
HANCOCK, ss.

10-21, 2005

Personally appeared the above named Raymond C. Klieforth and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*T. Noyes*  
Notary Public/Attorney at Law

Todd C. Noyes

Attorney at Law

Type or print name of  
Notary Public/Attorney at Law

OR BK 4327 PG 249 INSTR #2005019470

EXHIBIT A

Being a part of the Quit-Claim Deed with Covenant from Raymond C. Klieforth and Vera M. Klieforth to Susan Wunderlich and Timothy Wunderlich.

A certain lot or parcel of land, with any improvements thereon, being all and the same premises described as conveyed in deed from Robert S. Olejasz and Janet A. Olejasz to Raymond C. Klieforth and Vera M. Klieforth dated June 8, 1985 and recorded in Book 1539, at Page 485 in the Hancock County, Maine, Registry of Deeds, wherein said premises are bounded and described as follows, to wit:

"A certain lot or parcel of land situated in Gouldsboro, County of Hancock, State of Maine, and being Lot No. 2, as shown on a plan of lots entitled "Bryant E. Moore Farm, Robert L. Adam, Gouldsboro, Maine", dated February 1973, Richard Salsbury, Herrick & Salsbury, Inc., surveyors, and recorded with the Hancock County Registry of Deeds in Plan Book 13, Page 39, and reference is hereby made to said recorded Plan for a more particular and specific description of the premises being hereby conveyed. For source of Grantor's title, reference may be had to deed from Bryant C. Moore et al to Robert L. Adam dated December 13, 1972, recorded in said Registry of Deeds in Book 1160, Page 272, and to deed from said Robert L. Adam to the within Grantor, dated June 23, 1973, recorded in said Registry of Deeds in Book 1171, Page 696.

ALSO HEREBY CONVEYING all of the within Grantor's right, title and interest in and to the shore and flats as lie between the northerly and southerly sidelines of the above-described lot No. 2, being hereby conveyed, as said sidelines are extended to low water mark.

The above-described lot being hereby conveyed is being conveyed SUBJECT to the Restrictions and Conditions referred to on the above-recorded Plan, which Restrictions and Conditions are recorded in said Registry in Book 1188, Page 186, and which Restrictions and Conditions are hereby incorporated and made a part of this conveyance as if set forth at length herein."

Restrictive covenants set forth in instrument recorded in Book 1186, at Page 186 in said Registry of Deeds:

- \*1. The Covenantor is the owner of record of the premises shown on said plan;
2. This covenant shall run with the land and be binding upon the executors, administrators, heirs and assigns of the Covenantor, and his successors in title to the premises shown on said plan;
3. There will be no further division of any lot within said subdivision;

4. The lots within said subdivision shall be used for single family residences only;
5. Any building or structure erected or maintained on said premises shall be set back from mean high water mark in accordance with the "Planning Board Standards for Reviewing Land Subdivision of the Town of Gouldsboro Planning Board" or with the provisions of any land use or subdivision ordinances duly adopted by the Town of Gouldsboro and in effect at the time of any such building or structure was erected or placed on said premises;
6. Lots numbered 8 and 9 on said subdivision plans may have a common street entrance or driveway;
7. Sewage treatment and disposal systems constructed on said premises shall be designed by a registered engineer and shall comply with the provisions of the State Plumbing Code in effect at the time of installation thereof;
8. Subsurface sewage disposal trenches or absorption beds located on said premises shall be set back no less than Two Hundred feet (200') from mean high water mark;
9. This covenant shall take effect upon the approval of said plan;
10. Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded;
11. Unless otherwise stated herein development of said lots shall comply with the "Planning Board Standards for Reviewing Land Subdivision of the Town of Gouldsboro Planning Board".