

DLN: 1002040099664

**WARRANTY DEED  
JOINT TENANCY****KNOW ALL MEN BY THESE PRESENTS,**

**THAT, I, Daniel P. Doiron** of Brunswick, County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration, paid by **Daniel Harris and Aubree Harris**, of Winthrop, County of Kennebec and State of Maine,

whose mailing address is: 39 Taylor Street, Winthrop Maine 04364

the receipt whereof, I do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL** and **CONVEY** unto the said **Daniel Harris and Aubree Harris**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Brunswick, County of Cumberland, and State of Maine, and being Lot #50 as shown on Final Plan of Parkview Estates, Section 3, owned by Parkview Realty, Inc. dated May 2, 1978 and recorded in the Cumberland County Registry of Deeds in Plan Book 119, Page 49, to which said Plan with its record, reference is hereby made for a further and more complete description of the lot herein conveyed.

The above described premises are conveyed subject to the following covenants and restrictions to run with the title of the land hereby conveyed until January 2, 2000.

1. No structure shall be erected or constructed upon the above described premises except one single family dwelling which shall not exceed the height of two and one half (2 1/2) stories and a garage suitable for accommodating no more than two cars.
2. No dwelling shall be constructed or erected on the above described lots which shall cost or be worth less than \$50,000.00.
3. No business, profession, trade or manufacture of any kind or nature shall be conducted on said premises.
4. No horses, sheep, cows, goats, swine, poultry, or other animals excepting household pets shall be kept, raised or maintained on said land.
5. No dwelling or other structure shall be constructed or erected within forty (40) feet of any street, drive or land as shown on aforesaid Plan of Lots owned by Parkview Realty, Inc., unless the said Parkview Realty Inc., its successors and assigns, consents to the same in writing.

- 6. All structures will be connected to the public sewage treatment system as soon as the same becomes reasonably available.

**MEANING and INTENDING** hereby to convey the premises conveyed to Daniel P. Doiron by deed from Diane H. Doiron dated December 8, 2017 and recorded in Book 34541, Page 250 of the Cumberland County Registry of Deeds.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Daniel Harris and Aubree Harris** as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

**AND I do COVENANT** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid and that I and my heirs shall and will **WARRANT and DEFEND** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, Daniel P. Doiron has hereunto set my hand and seal this 24<sup>th</sup> day of June, in the year two thousand twenty.

Signed, Sealed and Delivered  
in presence of:

Tracy L. Farrell

D P Doiron  
Daniel Doiron

STATE OF MAINE, KENNEBEC, ss

June 24, 2020

Personally appeared the above named **Daniel P. Doiron** and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Tracy L. Farrell  
Notary Public  
Printed Name:

**TRACY L. FARRELL**  
Notary Public Maine  
My Commission Expires October 12, 2021

**Tracy L. Farrell**  
**Notary Public Maine**  
**My Commission Expires October 12, 2021**