

WARRANTY DEED

RANDALL S. JOHNSTON, of Leonardtown, Maryland, for consideration paid, **GRANTS** to **CLIFFORD H. GOODALL** and **VIVIAN M. BELANGER**, both of 6 Indian Ridge Road, Freeport, ME 04062, with warranty covenants, as joint tenants, a certain lot or parcel of land being located within the northerly part of Lot No. 1 and part of the so-called Eaton Strip, shown on plans recorded in the Penobscot County Registry of Deeds in Map File D53-88 and Map File D121-89. Said parcel also lying on the southerly shore of Duck Lake, in the Town of Lakeville, County of Penobscot and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land now or formerly of David Smalley described in a dated September 25, 2014 and recorded in the Penobscot County Registry of Deeds in Book 13659, Page 221 at the average high-water mark of Duck Lake and being on a grid north bearing, State of Maine coordinate system of 1927, East Zone, North 14° 27' 07" West 10 feet, more or less, from a capped iron rod;

1) THENCE, by said average high-water mark, southeasterly and northeasterly, 479 feet, more or less, to intersect a line of old red spots that bears North 50° 55' 31" West, being 5 feet, more or less, from a found capped iron rod within said Eaton Strip, a tie between the last two described iron rods bears South 77° 41' 09" East 425.9 feet;

2) THENCE, by said old red spots, South 50° 55' 31" East 164.6 feet to a found capped iron rod at the most northwesterly corner of Lot No. 2 shown on said Plans;

3) THENCE, by the westerly line of said Lot No. 2, being a spotted and painted blue line, and crossing Pine Cone Trail, South 12° 27' 06" East 426 feet to a set capped iron rod located South 12° 27' 06" East 180 feet from the centerline of said Pine Cone Trail;

4) THENCE South 78° 35' 29" West 461 feet, more or less, to a set capped iron rod at the southeasterly corner of said Smalley;

5) THENCE, by the easterly line of said Smalley, North 14° 27' 07" West 731 feet, more or less, to the point of beginning.

The above-described parcel contains 6.4 acres, more or less.

ALSO CONVEYING all right, title and interest, if any, to the low water mark of said Duck Lake, to be determined by the so-called Colonial Method.

ALSO HEREBY CONVEYING, a fifty (50') foot right of way, in common with Lakeville Shores, Inc., its successors and assigns, and the Lakeville Shores Lot Owners' Association, Inc., as described in the deeds from Lakeville Shores, Inc. to Lakeville Shores Lot Owners' Association, Inc. recorded in Book 4508, Page 246; Book 4629, Page 261 and Book 8671, Page 13 of the Penobscot County Registry of Deeds for access for the above described property and subject to the conditions and restrictions contained in those deeds and in the deeds referred to therein. The easement conveyed hereunder includes the right to install utility poles and services

and to convey to any public utility the right to install, construct, and maintain equipment, poles, lines and pipes within said fifty (50') foot strip for the purpose of providing electricity, power, communication service or any other utility service within said strip or through said strip.

This conveyance is subject to the following conditions and restrictions which may be enforced by Lakeville Shores, Inc., Lakeville Shores Lot Owners' Association, Inc., and/or the owner of any other lot shown on plans of land recorded in Map Files D53-88 and D54-88 (Lots 1 -17 and Lots 1 -18 respectively):

No mobile homes shall be permitted on the property.

Any further subdivision of the property will be in accordance with Maine Law and Rules and Regulations of the Land Use Planning Commission or any other governmental agency with jurisdiction over use of the property.

In the event the property is further subdivided by the Grantee, his heirs and assigns, no subdivided lot with a frontage on a lake, shall contain less than two hundred (200) feet of frontage on the lake, no subdivided lot without lake frontage shall contain less than ten (10) acres.

This conveyance is made SUBJECT TO the 50-foot wide right of way conveyed in the deed from Lakeville Shores, Inc., to David Smalley dated September 25, 2014 and recorded in Book 13659, Page 221 of the Penobscot County Registry of Deeds.

Grantee, by acceptance of this deed, agrees to be a member of the Lakeville Shores Lot Owners' Association, Inc., and to be bound by its bylaws, rules and regulations and that any subsequent conveyance of the property will be subject to this condition.

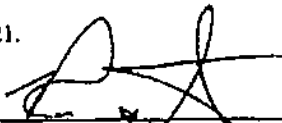
This conveyance is subject to the conditions and restrictions, including the right of Lakeville Shores Lot Owners' Association, Inc., to place a lien against the interest conveyed hereunder to secure the payment of assessments due to the Association, all as contained in the deeds from Lakeville Shores, Inc. to Lakeville Shores Lot Owners' Association, Inc., recorded in Book 4508, Page 246; Book 4629, Page 261 and Book 8671, Page 13 of the Penobscot County Registry of Deeds.

EXCEPTING therefrom a THIRTY-FIVE PERCENT (35%) undivided interest in and to the minerals within the Premises held by the Penobscot Indian Nation, its successors and assigns forever. The Penobscot Indian Nation shall not by virtue of this reservation have the right to enter upon any part of the Premises to prospect, explore or carry away any of said minerals. The term "minerals" as used herein, shall mean all naturally occurring inorganic materials within said lands conveyed excepting soils, water, peat, miscellaneous road materials, and other unconsolidated mineral debris.

This conveyance is subject to all restrictions of record.

Being the same premises described in a deed from Lakeville Shores, Inc. to Randall S. Johnston dated July 21, 2015 and recorded in said Registry in Book 13906 Page 214.

WITNESS my hand and seal this ____ day of April, 2021.



Randall S. Johnston

STATE OF Maryland
COUNTY OF St. Marys

April 27, 2021

Personally appeared before me the above-named Randall S. Johnston and acknowledged the foregoing instrument to be his free act and deed.



Notary Public

Christine M. James
Print Name

09-30-2023
My Commission Expires