1200 S - WARRANTY DEED

Maine Real Estate Transfer Tax Paid

BOOK 1291 PAGE 186

I, THOMAS L. DICKSON, SR. and EUGENIA F. DICKSON, Husband and Wife, both of P. O. Box 525, Rumford, Maine, 04276, ~~(xxxgxxxxxxx)~~ for consideration paid, grant to LEWIS E. THOMPSON,

of Weeks Mills, Maine, 04361, 10643
with Warranty Covenants
~~xhxkxxlxxxx~~ ~~xCxxxxxSxxxxxxMxxxx~~

A certain lot or parcel of wild land, situated in Lot 16, Range 4, and Lot 17, Range 5, Township Two (2), Range Three (3), BKPWKR, also known as Carrying Place Township, in the County of Somerset and State of Maine, and further described as follows: The southwest portion of Lot 16, Range 4, lying on the west shore of East Carry Pond; also, a portion of Lot 17, Range 5, bounded as follows: On the North by the aforesaid portion of Lot 16, Range 4; on the East by East Carry Pond; on the South by the Arnold Trail and on the West by the lot line of Lots 17 and 18, Range 5.

EXCEPTING and RESERVING, however, two parcels of land previously conveyed out of the above parcel of land and now owned by the within grantee, Lewis E. Thompson.

Said parcel of land contains 55 acres, more or less, in area, and is a part of the property conveyed to Thomas L. Dickson, Sr., et al, by Brown Company by its deed dated August 28, 1962, and recorded on July 7, 1965, in the Somerset County Registry of Deeds in Book 721, Page 95. Reference is also made to a deed dated November 13, 1965, and recorded on November19, 1965, in the Somerset County Registry of Deeds in Book 730, Page 169, being from Thomas L. Dickson, Sr. and Eugenia F. Dickson to Thomas L. Dickson, Jr. Reference is further made to a deed dated December 24, 1968, from Thomas L. Dickson, Jr. to Thomas L. Dickson, Sr. and Eugenia F. Dickson, said deed having been recorded on February 13, 1969, in the Somerset County Registry of Deeds in Book 785, Page 262.

Also, giving and granting to the within grantee, his heirs and assigns, the right to travel subject to grantors' gates, bars or chains, on certain of grantors' woods truck roads, hereinafter listed, as now built by the grantors and located as described below, either on foot, by car or by snowmobile for the purposes of hunting, fishing, pleasure, or transporting all kinds of supplies, materials and food. Said right shall be in common with the rights of the within grantors, their heirs or assigns, and all others having like rights. These travel rights shall be subject to all restrictions imposed by any other landowners over whose land any of the said woods truck roads may pass:

(A) A road leading from Scott Paper Company's Bingham-Flagstaff Road near Upper Otter Pond past Middle Carry Pond to the east line of Carrying Place Town.

(B) A road leading from Lower Otter Pond to West Carry Pond, as now constructed.

(C) A road located on the east side of West Carry Pond and running approximately 200 feet distant from said Pond, as now constructed, to a line to be established by the grantors separating an intended reservation of land by the grantors.

(D) The West Carry Pond Road, so-called, leaving the Long Falls Dam Road and passing over land of Central Maine Power Company, the Diamond International Corporation and land of the grantors to the junction with the present truck road on the easterly side of West Carry Pond.

(E) The East Carry Pond Road.

This conveyance is made according to the following restrictions and conditions which run with the land and which shall be binding upon the within grantee, his heirs and assigns, and shall be included in any deeds of property conveyed by the within grantee to others;

(A) The premises, or any part thereof, shall not be used for any commercial business or enterprise whatsoever.

(B) The building and maintenance of all roads serving the premises shallbe a joint or common project of all landowners and the expense of the same shall be shared equally or on a fair and equitable basis as mutually agreed upon by all landowners. In the event that an Owners' Association or other organization is formed, the by-laws of said association or organization shall contain a similar provision.

(C) Due care shall be exercised at all times so as not to interfere in any way with the logging operations of the grantors, their heirs, assigns, agents and operators or those of adjacent landowners. All cars shall be parked in areas free and clear of any highway, road, logging road, trail or yard. No cars shall be parked in any areas where logging operations are then being carried on.

(D) There shall not be placed, built or erected on the within parcel more than one residential structure, with proper sanitation facilities, together with necessary or appropriate subsidiary structures for the purposes of storing wood, supplies, boats and other equipment. All structures shall be constructed and located in such a manner as to preserve the presently existing wild and secluded status and atmosphere of the general area. No building shall be located within 100 feet of any road or right of way.

(E) No mobile home or camper trailer shall be parked, for a period in excess of 7 days, within 100 feet of the center line of any road or right of way.

THOMAS L. DICKSON, SR. and EUGENIA F. DICKSON, husband and wife, ~~wife of said grantor~~ joins ~~as grantor~~ and releases ~~all~~ all rights by descent and all other rights.

Witness our hand s and seals this 19th day of August, 19 86.

THOMAS L. DICKSON, SR.

Carol A. Sweatt

By Thomas L. Dickson, Jr.
His Attorney-In-Fact

Eugenia F. Dickson

(Witness)

The State of Maine

Oxford, ss. August 19, 19 86

Then personally appeared the above named THOMAS L. DICKSON, JR., Attorney-In-Fact for THOMAS L. DICKSON, SR. and EUGENIA F. DICKSON,

and acknowledged the foregoing instrument to be their free act and deed,

SEAL

Before me,

Justice of the Peace - Attorney at Law - Notary Public
Carol A. Sweatt

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