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AN AN
OFFICIAL OFFICIAL
COPY COPY
QUITCLAIM DEED WITH COVENANT

PELLETIER'S KARATE ACADEMY LLC, a limited liability company duly authorized and existing under the laws of the State of Maine, with an office at 49 Lemont Avenue, Lewiston, Maine, for consideration paid, grants to **TAYLOR HILL ESTATES, LLC**, a limited liability company duly authorized and existing under the laws of the State of Maine, with a mailing address of 435 East Avenue, Lewiston, Maine, with **QUITCLAIM COVENANT**, a certain lot or parcel of land situated in **LEWISTON**, County of **ANDROSCOGGIN**, and State of **MAINE**, bounded and described as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID


Being Lot 1A on a Plan entitled "Stepping Hills - Revision 2," recorded in the Androscoggin County Registry of Deeds in Plan Book 46, Page 54.


Being the same premises described in the deed from Laura M. Pelletier to Pelletier's Karate Academy LLC dated May 10, 2013 and recorded in the Androscoggin County Registry of Deeds in Book 8669, Page 174.

SUBJECT TO THE FOLLOWING:

1. Restriction that no mobile homes including double wide mobile homes may be affixed, placed, maintained or stored on the premises as set forth in the deed from Laura Pelletier to Pelletier's Karate Academy LLC dated May 10, 2013 and recorded May 14, 2013 in Book 8669, Page 174.
2. Utility easement from James W. Leckey and Wanda Mae Leckey to Central Maine Power Company and New England Telephone and Telegraph Company dated November 19, 1986 and recorded in Book 2072, Page 253.
3. All matters set forth on the Plan of Stepping Hills Revision 2, Lot 1 Division recorded in Plan Book 46, Page 54 of the Androscoggin County Registry of Deeds.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered to be effective as of the 1st day of January, 2014.

Witness

Witness

Pelletier's Karate Academy LLC
BY: 
Laura M. Pelletier, Sole Member

STATE OF MAINE
ANDROSCOGGIN COUNTY

January 10, 2014

Then personally appeared the above-named Laura M. Pelletier and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said Pelletier's Karate Academy LLC.

Before me,


Ronald L. Bissonnette, Attorney at Law

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ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS