

JOINT TENANCY WARRANTY DEED

We, JOHN ROGERS and MARCIA ROGERS, Husband and Wife, both of 20 Harrison Street, Calais, ME 04619,

FOR CONSIDERATION PAID, grant to GUSTAF M. CARLSON and NANCY D. CARLSON, Husband and Wife, both of 4 Nova Street, Dixfield, ME 04224,

with WARRANTY COVENANTS, as JOINT TENANTS, the land in RUMFORD, OXFORD County, State of MAINE, to wit,

A certain lot or parcel of land situated in the Town of RUMFORD, County of OXFORD, State of MAINE, and being LOT 2 as shown on a subdivision plan entitled, "ROGERS ACRES", prepared by Pickett Land Survey Inc., dated September 15, 1993, and recorded in the Oxford County Registry of Deeds on November 19, 1993, in File Number 2856.

Said LOT 2 contains 4.0 ACRES, more or less, in area; and is SUBJECT to certain express conditions, all as shown on the aforesaid plan.

ALSO CONVEYING the right to use the existing 60 FOOT wide right of way, for all purposes, including utilities, in common with others, leading easterly from the Beliveau Road, so-called, to the above described property.

Being a part of the property conveyed to John Rogers and Marcia Rogers by Dale R. Verrill and Richard A. Tibbetts by their joint tenancy warranty deed dated April 2, 1993, and recorded in the Oxford County Registry of Deeds on April 7, 1993, in Book 1999, at Pages 63 to 65. This conveyance is made SUBJECT to certain reservations as more particularly set forth in said deed.

In addition to the conditions set forth in the plan entitled, "ROGERS ACRES", dated and recorded as aforesaid, LOT 2 is conveyed SUBJECT to the following additional conditions:

1. Each lot may have only one single family home up to 2.5 stories in height; there will be no mobile homes or trailers; no commercial buildings;
2. Domestic pets only, horses are included;
3. No junkyard or unregistered vehicles are permitted.

MAINE REAL ESTATE
TRANSFER TAX PAID

Joint Tenancy Warranty Deed
Rogers to Carlson
Page 2.

WITNESS our hands and seals this ^{25th} day of October, 2004.

JOHN ROGERS

MARCIA ROGERS

State of Maine
County of Oxford

October 25, 2004

Then personally appeared the above named JOHN ROGERS and
MARCIA ROGERS and acknowledged the foregoing instrument to be
their free act and deed.

Before me,

Theresa M. Porter

NOTARY PUBLIC

My Commission Expires:

**THERESA M. PORTER
NOTARY PUBLIC, MAINE
My Commission Expires 3/01/2005**

Received
Recorded Register of Deeds
Oct 28, 2004 10:35:58A
Oxford East County
Jane Rich