

02621
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QUITCLAIM DEED

PATTEN CORPORATION DOWNEAST, a Maine corporation with a place of business in Bangor, Penobscot County, Maine, for consideration paid, releases to the BEDDINGTON HOMEOWNER'S ASSOCIATION, a Maine corporation, the land in Beddington, Washington County, Maine, described as follows:

Lot #51 as shown on a Plan of Pleasant River Lake Properties, dated December 3, 1986, and recorded in the Washington County Registry of Deeds in Hanger 2, Slide 57.

The above described property is conveyed subject to the following covenants and conditions:

1. There shall be no further subdivision of the property.
2. The property shall not be used for residential purposes. Patten Corporation DownEast, its successors and assigns, however, reserves the right in common with the Grantee herein to enter upon the property to locate docking facilities, boat launching facilities, picnic tables, benches, fireplaces, and barbecue facilities, and such other structures or facilities as it deems appropriate for recreational or educational purposes. Said structures and facilities, other than docking facilities and boat launching facilities, shall be set back a minimum of 125 feet from the highwater mark of Third Southwest Pond, and must be located in accordance with applicable land use and zoning regulations. No commercial, industrial, quarrying or mining activities or dumping of trash or similar materials shall be permitted on the property.
3. Subject to the right of Patten Corporation DownEast, its successors and assigns, in common with the Grantee herein, to locate structures and facilities as outlined in the preceding paragraph, there shall be no alteration of the topography, including without limitation, filling, excavating, dredging or other removal or alteration of any topsoil, sand, gravel, rocks or minerals on the property, except that Grantor reserves the right to enter with equipment to landscape the excavated area located on the property within nine (9) months of this conveyance. Any activity that is detrimental to or adverse to water conservation, erosion control, soil conservation, or animal and plant preservation, including without limitation, the draining of wetlands, marshes or bogs, is prohibited.
4. The use of pesticides and non-emergency motor vehicles on the property is prohibited, and the removal, destruction, cutting or uprooting of standing timber or other vegetation will not be permitted, provided however, there is retained by Patten Corporation DownEast, its successors and assigns, in common with the Grantee herein, the following rights:

NO TRANSFER
TAX
NECESSARY

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- a. The right to clear and restore forest cover that is damaged or disturbed by the forces of nature.
 - b. The right to gather, use or remove damaged, diseased or dead timber or vegetation.
 - c. The right to prune or selectively thin trees and vegetation.
 - d. The right to maintain open fields and meadows.
 - e. The right to plant indigenous trees and shrubs to enhance the scenic value and wildlife habitat of the property.
 - f. The right to clear or thin trees and vegetation to the extent required for the location of structures and facilities in accordance with paragraph 2 above.
5. The owners of the lots who are members of the Beddington Homeowner's Association, together with such other persons or entities as Patten Corporation DownEast, its successors and assigns, may designate, shall have the exclusive right to the use and enjoyment of the property herein conveyed, provided however, that in the event any of the original lots delineated on the aforesaid subdivision plans are divided, only the owners of one of the lots so created from any of the original lots delineated on said plans shall have the right to the use and enjoyment of the property.

IN WITNESS WHEREOF, Patten Corporation DownEast has caused this instrument to be signed and sealed this 30th day of March, 1989.

Witness:

Suzanne M. Little

PATTEN CORPORATION DOWNEAST

By Susan L. Michael
Its Vice President

Print or type name as signed:

Susan L. Michael

STATE OF MAINE

Penobscot, ss.

March 30, 1989

Personally appeared the above named Susan L. Michael and acknowledged before me the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

STATE OF MAINE
WASHINGTON CO.
REGISTRY OF DEEDS

Received MAR 31 1989
at 9:15 M AM recorded
in Book Page
Attest: 032889KABajt

Karen A. Bowler
Notary Public/Attorney-at-Law

Print or type name as signed:

Karen A. Bowler