

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **MATTHEW J. FLAHERTY** and **KAREN H. FLAHERTY** of Portland, Maine, for consideration paid, grant to **JOSEPH GRABARZ** and **KRISTINA RICHIO GRABARZ**, with mailing address at 56 Beverly Street, Portland, County of Cumberland and State of Maine, as joint tenants and not as tenants in common, with **WARRANTY COVENANTS**, an easement over the land situated in the City of Portland, County of Cumberland and State of Maine, described in Exhibit A attached hereto and incorporated by reference.

The easement shall be appurtenant to the Grantees' premises as described in deed from Simon C. Ramsay, et al, dated October 11, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30022, Page 170.

The easement provides the Grantees the exclusive use of easement area, including but not limited to, landscaping and grading; access, including the right to pave; and aboveground and belowground utilities. Minor structures such as a driveway lamp post shall also be permitted. The Grantees shall indemnify, hold harmless and defend the Grantors against any claims caused by the use and enjoyment of the easement premises by the Grantees and Grantees' agents, invitees and assigns. These covenants shall run with the land.

Being a portion of the premises to the Grantors herein by deed dated September 13, 2000 and recorded at Book 15730, Page 94.

IN WITNESS WHEREOF, the said Matthew J. Flaherty and Karen H. Flaherty have set their hands and seals this 11 day of ~~January~~, 2013.

February

Lisa Delamillis

Witness

Lisa Delamillis

Witness

Matthew J. Flaherty

Matthew J. Flaherty

Karen H. Flaherty

Karen H. Flaherty

STATE OF MAINE
COUNTY OF CUMBERLAND

February 11, 2013
~~January~~

Then personally appeared Matthew J. Flaherty and Karen H. Flaherty and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Karen B. Johnston

Notary Public/Attorney at Law

Karen B. Johnston

SEAL

JEWELL & BULLOCK
477 CONGRESS STREET
SUITE 1104
PORTLAND, ME 04101

Exhibit A

A certain easement situated on the northerly side of Havertys Way in the City of Portland, County of Cumberland and State of Maine as shown on an Overall Parcel Plan of Lot 6 - Haverty Estate Property for MADD LLC by Sebago Technics, Inc. (STI) dated October 10, 2012 and last revised December 26, 2012, with reference to Project Number 12302, being more particularly bounded and described as follows:

Beginning at the easterly corner of Lot 5 Havertys Lot Division now or formerly of Matthew and Karen Flahery as described in Deed Book 15730, Page 94, on the northerly sideline of Havertys Way, witnessed by a 5/8-inch rebar, being approximately 315.93 feet along the northerly sideline of Havertys Way from the Southwesterly sideline of Lambert Street;

Thence N 64°-31'-22" W, along Lot 5, a distance of 53.92 feet to a 5/8-inch rebar;

Thence S 40°-10'-54" W, along Lot 5, a distance of 118.58 feet to a 5/8-inch rebar;

Thence S 62°-12'-56" E, through Lot 5, a distance of 36.38 feet to the northerly sideline of Havertys Way;

Thence along Havertys Way, along a curve to the left with a radius of 477.53 feet, a length of 4.96 feet, having a chord of N 50°-05'-34" E, 4.96 feet to a point of tangency;

Thence N 47°-27'-55" E, along the northerly sideline of Havertys Way, a distance of 120.33 feet to the Point of Beginning.

Meaning and intending to describe the access, utility, grading, and drainage easement over and under Lot 5 connecting Lot 6 to Havertys Way as shown on said plan containing approximately 5,283 square feet.

MWE/mwe/dlf
December 26, 2012

Received
Recorded Register of Deeds
May 31, 2013 11:29:09A
Cumberland County
Pamela E. Lovley