

**EASEMENT DEED**

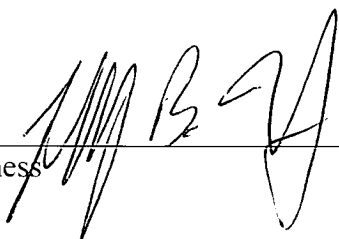
**MOUNTAIN ROAD PROPERTIES, LLC**, a Maine limited liability company with a mailing address of 483 Roosevelt Trail, Windham, Maine 04062 (“Grantor”), for one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to **WAYNE BERZINIS and SUZANNE D. BERZINIS**, whose mailing address is 200 Mountain Road, Falmouth, Maine 04105 (collectively the “Grantees”), with Quitclaim Covenant, a non-exclusive perpetual appurtenant easement for the purposes described in this instrument, over a portion of the property of Grantor located at 1159 Washington Avenue, Portland, Maine, being a portion of the property described in a deed to Grantor recorded in the Cumberland County Registry of Deeds in Book 33899, Page 305. The portion of Grantors’ property subject to this easement is legally described on Exhibit A attached hereto and incorporated herein. This easement is for the benefit of and appurtenant to property of the Grantees as described in a deed dated even date and recorded in said Registry of Deeds in Book 34110 Page 250 (“Grantees’ Property”).

This easement is granted for all purposes now or hereafter customary of a road or way, including pedestrian and vehicular ingress and egress, drainage and all utilities now or in the future customary, including without limitation, electricity, cable, telephone, gas, water, and sewer. Together with the right to construct, repair, improve and maintain said right of way and easement for such purposes and to construct, repair and maintain thereon and thereunder such wires, cables, lines, poles, and drains as may be useful in connection with the foregoing. In addition, Grantees, their heirs and assigns, agree to indemnify, defend, and hold harmless Grantors and its successors and assigns from and against any and all claims, liabilities, losses, costs or damages for personal injury (including death) and damage to property arising from or relating in any way to the use and enjoyment of the within granted easement by Grantees or their heirs, assigns, guests, agents, contractors or invitees.

TO HAVE AND TO HOLD the aforegranted and bargained for easement, with all privileges and appurtenances thereof, to the Grantees, their heirs, successors and assigns.

IN WITNESS WHEREOF, Wayne T. Berzinis, Sole Member of Mountain Road Properties, LLC, has hereunto set his hand and seal, this 21st day of JUNE, 2017.

Mountain Road Properties, LLC

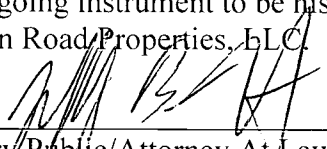
Witness 

  
Wayne T. Berzinis, Sole Member

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS,

June 26, 2017

Personally appeared the above named Wayne T. Berzinis, Sole Member of Mountain Road Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Mountain Road Properties, LLC.

  
\_\_\_\_\_  
Notary Public/Attorney At Law

Print Name:

Commission Expires: \_\_\_\_\_  
Jeffrey B. Huff

**EXHIBIT A**

Beginning at a rebar set on the easterly sideline of Washington Avenue, said rebar being the northwesterly corner of lands now or formerly of Wayne T. Berzinis and Suzanne D. Berzinis as described in Deed Book 33711, Page 57 and recorded at the Cumberland County Registry of Deeds (Registry).

Thence N51°02'42"E a distance of 45.58';

Thence N38°57'18"W a distance of 28.44';

Thence S50°43'03"W a distance of 41.20' to a 1" Iron pipe found on the easterly sideline of Washington Avenue;

Thence S30°11'58"E along the easterly sideline of Washington Avenue 28.78' to the point of beginning.

The above described parcel contains 1,234 S.F more or less.

All aforementioned rebar set are #5 rebar with plastic surveyors cap stamped BEST #2336.

All aforementioned bearings are grid north Maine State Coordinates West Zone.

The above described easement is labeled "Easement To Be Conveyed to Wayne and Suzanne Berzinis Appurtenant to Lot #1" as shown on plan entitled "Boundary Survey and Lot Split at 1159 Washington Avenue in Portland Cumberland County Maine", dated June 1, 2017, prepared by Boundary Engineering Survey Technology, Inc. and recorded in the Registry in Plan Book 217, Page 234.

Meaning and intending to describe a portion of the lands conveyed to Mountain Road Properties, LLC by deed recorded in the Cumberland County Registry of Deeds in Book 33899, Page 305.

o:\lawoffice\realty\berzinis\1167 - 1159 washington avenue\lot split\access easement deed from mountain road to wayne and suzanne lot 1.docx

Received  
Recorded Register of Deeds  
Jun 26, 2017 11:38:38A  
Cumberland County  
Nancy A. Lane