

EASEMENT DEED

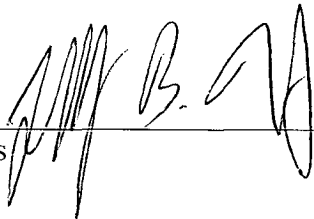
MOUNTAIN ROAD PROPERTIES, LLC, a Maine limited liability company with a mailing address of 483 Roosevelt Trail, Windham, Maine 04062 (“Grantor”), for one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to **WAYNE BERZINIS 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 246 (“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

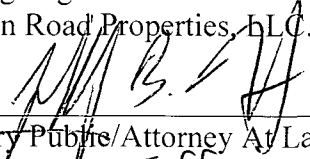
Witness 


Wayne T. Berzinis, Sole Member

STATE OF MAINE
COUNTY OF CUMBERLAND, SS,

June 21, 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: Jeffrey B. Herbert

Commission Expires: _____

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 and Suzanne Berzinis as described in Deed Book 33711, Page 57 recorded at the Cumberland County Registry of Deeds ("Registry"),

Thence N51°02'42"E a distance of 127.95' to a rebar set;

Thence N42°57'22"E a distance of 73.31' to a rebar set;

Thence N47°02'38"W a distance of 18.84' to a rebar set;

Thence S50°53'22"W a distance of 63.16' to a rebar set at the southeasterly corner of lands now or formerly of Johanna L. Broadwater as described in Deed Book 33982, Page 84 of the Registry;

Thence S50°53'22"W continuing along the lands of said Broadwater a distance of 50.36' to a rebar set;

Thence S50°43'03"W a distance of 79.98' to the easterly sideline of Washington Avenue;

Thence S30°11'58SE along the easterly sideline of Washington Avenue a distance of 28.78 to a rebar set and point of beginning.

The above described easement contains 11,884 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 "Access and Utility Easement To Be Conveyed to Wayne and Suzanne Berzinis Appurtenant to Lot #2" 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., recorded in the Registry in Plan Book 217, Page 234.

Meaning and intending to describe a portion of the land conveyed to Mountain Road Properties, LLC by Deed of Mountain Road Properties, LLC as described in Deed Book 33899, Page 305 of the Registry.