

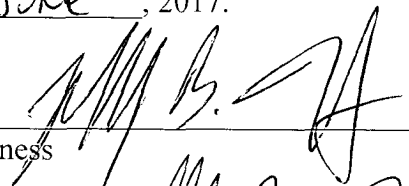
EASEMENT DEED

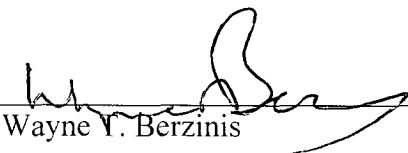
WAYNE BERZINIS and SUZANNE D. BERZINIS, whose mailing address is 200 Mountain Road, Falmouth, Maine 04105 (collectively "Grantors"), for one dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to **WAYNE BERZINIS and SUZANNE 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 34110, Page 246. 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 ("Grantees' Property") as described in a deed dated even date and recorded in said the Cumberland County Registry of Deeds in Book 34110 Page 250.


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.

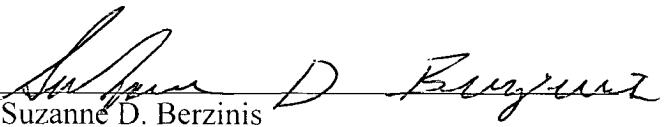
TO HAVE AND TO HOLD the aforegranted and bargained for easement, with all privileges and appurtenances thereof, to the Grantees, their heirs, successors and assigns.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 22nd day of June, 2017.

Witness 


Wayne Y. Berzinis

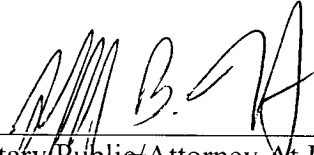
Witness 


Suzanne D. Berzinis

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

June 21, 2017

Personally appeared the above named Wayne T. Berzinis and acknowledged the foregoing instrument to be his free act and deed.

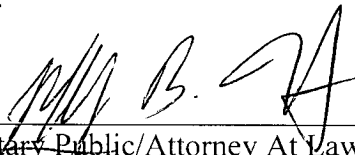


Notary Public/Attorney At Law
Print Name: Jeffrey B. Herbut
Commission Expires: _____

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

June 22, 2017

Personally appeared the above named Suzanne D. Berzinis and acknowledged the foregoing instrument to be her free act and deed.



Notary Public/Attorney At Law
Print Name: Jeffrey B. Herbut
Commission Expires: _____

EXHIBIT A

Beginning at a 1 ½" iron pipe found on the easterly sideline of Washington Avenue, said iron pipe being the southwesterly corner of land now or formerly of Wayne and Suzanne Berzinis as described in Deed Book 22802, Page 223 recorded at the Cumberland County Registry of Deeds (Registry), said iron pipe also being the northwesterly corner of lands now or formerly of Egeland as described in Deed Book 1767, Page 128 of the Registry;

Thence N50°30'07"E along the northerly line of said Egeland a distance of 112.38' to a rebar set;

Thence N39°29'53"W a distance of 16.84' to a rebar set;

Thence S50°54'01"W a distance of 86.61' to a rebar set;

Thence N73°18'47"W a distance of 38.80' to the easterly sideline of Washington Avenue and a rebar set;

Thence S30°11'58"E continuing along the easterly sideline of Washington Avenue a distance of 25.04' to a Granite Monument set inside of a steel box;

Thence S39°11'39"E continuing along the easterly sideline of Washington Avenue a distance of 24.96' to a 1 ½" iron pipe and point of beginning.

The above described easement contains 2,361 S.F., more or less.

The above described easement is labeled "Access Easement To Be Conveyed 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 Wayne and Suzanne Berzinis by deed recorded in the Cumberland County Registry of Deeds in Book 34110, Page 246.

Received
Recorded Register of Deeds
Jun 26, 2017 11:39:02A
Cumberland County
Nancy A. Lane