NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19527 PG 612
Instr # 2024033818
10/07/2024 12:04:39 PM
Pages 2 YORK CO

AFTER RECORDING RETURN TO:
Heidi E. Moreside
P.O. Box 833
Kennebunk, ME 04043

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# *EASEMENT DEED*
## *(Maine Short form)*

*KNOW ALL MEN BY THESE PRESENTS*, that I, ***LUCINDA L. WILLIAMSON***, of 3 Wilderness Way, Kennebunk, Maine, do hereby ***RELEASE*** to ***HEIDI ESTELLE MORESIDE***, of 1 Wilderness Way, Kennebunk, Maine, an easement for the limited purpose of maintaining an existing leach bed associated with the septic system on the said Moreside's adjacent property.

The benefitted property of Moreside is a portion of that certain parcel of land conveyed to Moreside by Paul R. Dionne in his capacity as Personal Representative of the Estate of Dolores Arlene Williamson Reading dated December 4, 2023, and recorded in the York County Registry of Deeds in Book 19371, Page 911.

The property burdened by this septic system easement is that property described in a deed of Quitclaim with Covenant given by Mark S. Williamson to Mark S. Williamson and Lucinda L. Williamson dated October 18, 2022, and recorded in the said Registry in Book 12766, Page 57. Title reference is also made to a Deed of Distribution by Lucinda L. Williamson in her capacity as Personal Representative of the Estate of Mark Sullivan Williamson, to Lucinda L. Williamson dated June 21, 2024, and recorded in the said Registry in Book 19466, Page 490. The specific portion of the Williamson lot affected by the easement conveyed herein is described as follows:

***BEGINNING*** at a point located S 65° 33′ 26″ E a distance of 21.22 feet from an iron rod found situated on the common boundary of the said Williamson and Moreside lots, which iron rod is located S 71° 46′ 08″ E a distance of 92.80 feet from the southwesterly corner of the said Williamson lot;

*Thence* turning and running S 87° 57′ 15″ E a distance of 57.44 feet to a point;

*Thence* turning and running S 07° 59′ 28″ W a distance of 22.82 feet to a point on the said common boundary of the said Williamson and Moreside lots;

*Thence* turning and running N 65° 33′ 26″ W along the said common boundary a distance of 59.57 feet to the ***point of beginning***.

3 pg → Tens - Peter W. Bergen 79 portland rd kennebunk, ME 04043

The easement area is triangular in shape and contains approximately 651 square feet, more or less.

The easement interest conveyed herein shall be deemed appurtenant to the Moreside lot, running with the land in perpetuity, and shall include the right to maintain and replace the system provided the same shall lay within the footprint described herein. In the event there is any disturbance of the soil associated with any maintenance or replacement of such system, Moreside, her successors and assigns shall restore the surface to its original condition promptly after such repair or replacement, at the sole expense of Moreside, her successors and assigns. Further, in the event the leach bed that is installed and maintained on the Williamson lot and is the subject of the foregoing easement shall fail, the easement shall thereupon terminate, and any replacement bed shall thereafter be relocated to the Moreside lot.

*IN WITNESS WHEREOF*, the said ***LUCINDA L. WILLIAMSON***, in her said capacity has hereunto set her hand and seal this 26 day of September 2024.

Witness

*LUCINDA L. WILLIAMSON*

*STATE OF MAINE*
*YORK, SS.*

September 26, *2024*

Then personally appeared the above-named ***LUCINDA L. WILLIAMSON*** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public / Attorney-at-Law

STEPHEN Y. HODSDON
Maine Notary Public
Commission Expires
JANUARY 29, 2027