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EASEMENT
Instr # 40147
Rebecca S. Wotton Lincoln County Registry of Deeds

EASEMENT DEED

HARLAN A. CREAMER, Personal Representative of the ESTATE OF ARTHUR M. CREAMER, of 56 Deaver Road, Waldoboro, Maine 04572, County of Lincoln and State of Maine, for consideration paid, Grants to **MILLARD A. CREAMER**, of 848 Dutch Neck Road, Waldoboro, Maine 04572, County of Lincoln and State of Maine, individually to him and no other person, during his lifetime, so long as he has a commercial lobster harvesting license and reported lobster landings, an easement to enter the area more particularly described below for the sole purpose of storing lobster traps, crabbing equipment, commercial lobster fishing vessel(s), and all gear and equipment related to lobster fishing, with said area being located on a certain lot or parcel of land situated approximately 1.25 miles southeasterly along Dutch Neck Road from the intersection of Dutch Neck Road and Gross Neck Road Town of Waldoboro, County of Lincoln, State of Maine, being more particularly bounded and described as follows:

BEGINNING at an 3/4 inch iron rod set on the apparent westerly right of way line of Dutch Neck Road at the southeast corner of land of land of this grantor and the northeasterly corner of land of William Sweet as described in a deed recorded in Book 2198, Page 199 at the Lincoln County Registry of Deeds (LCRD);

THENCE N 12°27'19" E along the apparent westerly right of way line of Dutch Neck Road a distance of one hundred and no hundredths (100.00) feet to a 3/4 inch iron rod set;

THENCE N 82°21'39" W a distance of two hundred six and twenty four hundredths (206.24) feet to a 3/4 inch iron rod set;

THENCE S 12°27'19" a distance of one hundred and no hundredths (100.00) feet to a 3/4 inch iron rod set in stone wall on the northerly boundary of land of said Sweet;

THENCE S 82°21'39" E along said stonewall and land of Sweet a distance of two hundred six and twenty four hundredths (206.24) feet to the **POINT OF BEGINNING**.

SAID AREA CONTAINING 20,580 square feet or 0.472 acres of land and burdening a portion of the property described in a deed of Harlan A. Creamer, Personal Representative of the Estate of Beryle C. Creamer to Arthur M. Creamer recorded in the Lincoln County Registry of Deeds in Book 4299, Page 304.

All bearings are referenced to magnetic north 2015.

FOR REFERENCE see Estate of Arthur A. Creamer filed in the Lincoln County Probate Docket No. 2013-0003.

Said easement shall extinguish automatically upon the death of Millard C. Creamer or the failure of him to possess a valid commercial lobster fishing license authorizing him to fish lobster in the State of Maine.

WITNESS my hand and seal this 29th day of June, 2018.

Witness

Harlan A. Creamer, Personal Representative
of the Estate of Arthur M. Creamer

STATE OF MAINE
County of KENNEBEC

Dated: June 29, 2018

Personally appeared before me the above named Harlan A. Creamer, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity.

, ESQ.
~~Notary Public~~/Attorney at Law
WILLIAM S. KELLY, ESQ.
Printed Name of Notary Public:
My Commission Expires: ATTY: BAR NO. 7077