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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
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RIGHT OF WAY EASEMENT DEED

ALAN MORSE, SR. of Surry, Hancock County, Maine (the "**Grantor**"), for consideration paid, hereby GRANTS to **KATHRYN L. LONG** of 15 Lamoine Beach Road, Lamoine, ME 04605 (the "**Grantee**"), and to her heirs, successors and assigns, a perpetual right of way and easement for ingress and egress and for the installation, maintenance, repair and replacement of utilities, over, upon and across the Easement Area described below.

Grantor's Property. The Easement Area is located upon PARCEL ONE of the Grantor's property situated in Surry, Hancock County, Maine, conveyed to the Grantor by Deed of Distribution recorded in the Hancock County Registry of Deeds in Book 6873, Page 351. PARCEL ONE is the same premises described in a deed recorded in said Registry in Book 1454, Page 156 (the "**Grantor's Property**").

Grantee's Property. This right of way and easement is appurtenant to and for the benefit of the Grantee's property situated in Surry, Hancock County, Maine, described in the Deed of Distribution recorded in the Hancock County Registry of Deeds in Book 6731, Page 254, being the same premises described in Book 3796, Page 134 (the "**Grantee's Property**"), and shall benefit the Grantee's Property and its future owners, heirs, successors and assigns.

Easement Area. The right of way begins at Newbury Neck Road at the existing driveway entrance serving the Grantor's Property and follows the existing traveled driveway, as presently located on the Grantor's Property, from Newbury Neck Road toward the interior of the Grantor's Property. From the portion of the existing driveway nearest the Grantee's Property, the right of way continues generally westerly and southwesterly across the Grantor's Property by the most direct reasonable route to the common boundary with the Grantee's Property, so as to provide vehicular and pedestrian access between the existing driveway and the Grantee's residence and driveway area. The foregoing corridor, including the existing traveled driveway and such connecting portion to the Grantee's Property, is referred to herein as the "**Easement Area**." The Easement Area shall be of such width as is reasonably necessary for ordinary residential vehicular and pedestrian access and for the utility rights granted herein.

Use and Utilities. The Grantee and the owners and occupants of the Grantee's Property may use the Easement Area for pedestrian and vehicular ingress and egress to and from Newbury Neck Road. The Grantee may also install, maintain, repair and replace utility lines and related facilities within the Easement Area, provided that such work is performed in a reasonable manner and the surface is reasonably restored following the work. The Grantee may connect the access serving the Grantee's Property to the existing driveway within the Easement Area.

Maintenance. The Grantee shall be responsible, at her expense, for maintenance and repair of any portion of the Easement Area constructed solely to provide access to the Grantee's Property. With respect to portions of the existing driveway used in common by the Grantor and Grantee, each party shall bear a reasonable share of maintenance and repair costs in proportion to use. Neither party shall obstruct or unreasonably interfere with the other party's use of the Easement Area.

TO HAVE AND TO HOLD the aforesaid right of way and easement to the Grantee, her heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this Right of Way Easement Deed as of the date set forth below.

9/29/26
Date

Alan H Morse
Alan Morse, Sr.

STATE OF MAINE

COUNTY OF HANCOCK, ss. September 29 **2026**

Personally appeared before me the above-named Alan Morse, Sr. and acknowledged the foregoing instrument to be his free act and deed.

Heather Boyle
Notary Public / Attorney-at-Law
Printed Name: Heather Boyle
My Commission Expires: 7/30/28

HEATHER BOYLE
Notary Public - Maine
My Commission Expires
07/30/2028