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Doc#: 60857 Bk:34497 Pg: 318

AFTER RECORDING RETURN TO:
TODD M. SMITH
124 Clearview Drive
Arundel, ME 04046

EASEMENT DEED

TODD M. SMITH and DOLORES L.B. SMITH both of Arundel, Maine, for consideration paid, grants to TODD M. SMITH and DOLORES L.B. SMITH, both having a mailing address of 124 Clearview Drive, Arundel, Maine, 04043, **with WARRANTY Covenants**, an interest in land situated in Windham, Cumberland County, Maine, described as follows:

A perpetual right of way and easement for the use, maintenance, repair and replacement of a stairway, stepped rock walls, granite steps, and gardens in their present location, together with a right of entry by persons with such machinery and equipment as may be reasonably necessary to accomplish the purposes of this grant. The area encumbered by this right of way and easement is a parcel of land the outer boundary lines of which lie 5 feet outside the currently existing stairs, rock walls, granite steps and gardens which lie on premises owned by Grantors and being designated as 87 Cotton Drive in the current numbering thereof and being described in in deed of Jerry J. Godfrey, III to Todd M. Smith and Dolores L. B. Smith dated September 26, 2008, and recorded in Cumberland County Registry of Deeds in Book 26365, page 271, (the "Burdened Parcel"). The premises benefited by this right of way and easement (the "Benefitted Parcel") is described in deed of Jeanne M. Whynot-Vickers and Trevor Vickers to Todd M. Smith and Dolores L. B. Smith dated June 27, 2001, and recorded in Cumberland County Registry of Deeds in Book 16468, page 224, and being 91 Cotton Drive, Windham, Maine.

Also granting herewith a perpetual right of way and easement for purposes of ingress to and egress from the Benefitted Parcel on foot or in vehicles on and over that portion of the Burdened Parcel which presently constitutes an accessway to the Benefitted Parcel over the Burdened Parcel.

The within Grantor reserves the right to use the area so encumbered by this easement for any and all purposes not inconsistent with this grant. Any improvements in such area existing on the date hereof may be continued, repaired, maintained and replaced.

IN WITNESS WHEREOF, we have hereunto set our hands this 30th day of November, 2017.

Witness

Witness

Todd M. Smith

Dolores L. B. Smith

STATE OF MAINE

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County of York, ss. November 30, 2017

Personally appeared the above named Todd M. Smith and Dolores L.B. Smith and acknowledged the foregoing instrument to be their free act and deed.

Before me,

~~Notary Public~~/Maine Attorney at Law

Print name: Richard A. Hollis

Esmtdeedfbo91cotton/1/7367-001

Received
Recorded Register of Deeds
Dec 01,2017 07:58:01A
Cumberland County
Nancy A. Lane