NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19713 PG 55
Instr # 2025026132
08/06/2025 11:24:00 AM
Pages 3 YORK CO

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS

That, **JACKSON, DRYSDALE & ASSOCIATES L.L.C.**, a limited liability company duly organized and existing under the laws of the State of Maine, with a principal place of business and mailing address at 1293 Main Street, in the City of Sanford, County of York and State of Maine, 04073,

for consideration paid,

grants to **THE PATTERSON COMPANIES, LLC**, a limited liability company duly organized and existing under the laws of the State of Maine, with a principal place of business and mailing address at 1293 Main Street, in the City of Sanford, County of York and State of Maine, 04073,

A right of way and easement, for ingess and egress, by foot or motor vehicles, and for the installation and maintenance of utilities, located in the Town of Wells, County of York and State of Maine, over "Rolling Woods Lane" as depicted on the "Final Plan Showing Rolling Woods Preserve, a 17 Lot Subdivision by Jackson, Drysdale & Associates L.L.C." dated December 3, 2022, prepared by Corner Post Land Surveying, Inc. and recorded in the York County Registry of Deeds in Plan Book 434 Page 38.

Reference may be had to warranty deed of Lani L. Hilton Kelley and Darin D. Hilton to the Grantor herein recorded on October 19, 2022 in the York County Registry of Deeds in Book 19135, Page 863.

The above-described premises are conveyed together with and subject to the covenants, conditions and restrictions contained in the instrument titled Rolling Woods Preserve Subdivision Declaration of Protective Covenants and Common Easements by Jackson, Drysdale & Associates L.L.C. dated July 28, 2025 and recorded in the York County Registry of Deeds in Book 19706, Page 78.

The above-described premises are conveyed together with and subject to the Bylaws of Rolling Woods Preserve Homeowners Association dated July 28, 2025 and recorded in the said Registry of Deeds in Book 19706, Page 96.

The above-described premises are conveyed together with and subject to the rights and obligations contained in the Rolling Woods Lane Private Way Maintenance Agreement dated July 28, 2025 and recorded in the said Registry of Deeds in Book 19706, Page 90.

3 eg → Patco Construction Inc
1293 Main St
Sanford, Me 04073

Partners Bank of New England consents to and joins in the grant of this easement as holder of the Mortgage, Security Agreement, Lease Assignment and Financing Statement dated May 13, 2025 and recorded in the York County Registry of Deeds in Book 19657, Page 351.

WITNESS WHEREOF, the said Jackson, Drysdale & Associates, L.L.C., has caused this instrument to be signed in its limited liability company name by Mark I. Patterson, its Manager thereunto duly authorized this 5th day of August, 2025.

Witness

Jackson, Drysdale & Associates, L.L.C.

By: Mark I. Patterson
Its Manager

STATE OF MAINE
COUNTY OF YORK

August 5, 2025

Personally appeared the above named Mark I. Patterson, Manager of Jackson, Drysdale & Associates L.L.C. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,

Notary Public/Attorney at Law
Printed Name:_____
My commission expires:_____

Jennifer A. McNeil-Bouchard
Notary Public - Maine
My Commission Expires
July 10, 2028

WITNESS WHEREOF, the said Partners Bank of New England has caused this instrument to be signed in its name by Alex Shain, its AVP thereunto duly authorized this 31st day of July, 2025.

Partners Bank of New England

By: Alex Shain
Its AVP

STATE OF MAINE
COUNTY OF YORK

July 31, 2025

Personally appeared the above named Alex Shain, AVP of Partners Bank of New England and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of Partners Bank of New England.

BETH LEACH
-MY-
COMMISSION
EXPIRES
MAY 21, 2032
MAINE
NOTARY PUBLIC

Before me,

Notary Public/Attorney at Law
Printed Name: Beth Leach
My commission expires: 5/21/32