

PUBLIC EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that the below-named grantors:

GRANTOR NAME	MAILING ADDRESS	PROPERTY ABUTTING PUBLIC EASEMENT (2022 tax map reference)
Jane Doe	12 My Road	Map 1, Lot 1
Frank Avery	10 My Road	Map 1, Lot 2
Amelia Avery	10 My Road	Map 1, Lot 3
Lisa Philips	7 My Road	Map 1, Lot 4
Joseph Philips	7 My Road	Map 1, Lot 5

(“Grantors”), do hereby grant to the TOWN OF WINDHAM, a municipal corporation existing under the laws of the State of Maine with a mailing address of 8 School Road, Windham, Cumberland County, Maine 04062 (“Town”), its successors and assigns, with warranty covenants, a public easement over a portion of the private road described as My Road and depicted as “Easement Area” on Exhibit A attached hereto and incorporated herein (“Public Easement”) which abuts the property owned by the Grantor as noted above.

Together with the right to enter the Public Easement at all times with persons, vehicles and machinery, as necessary to provide winter maintenance to the Public Easement, including sanding, salting and plowing the roadway pursuant to the terms of the Town of Windham Ordinance regarding Winter Maintenance of Designated Ways, and the right to access, as invitee of the Grantors, any other portion of roadway necessary for access to the Public Easement to which the Grantors have rights of access, for the purpose of performing winter maintenance on the Public Easement. The Public Easement must remain in compliance with the Ordinance regarding Winter Maintenance of Designated Ways, or successor ordinance, in order to remain eligible for winter maintenance to be performed by the Town.

To the extent Grantors lack title to the Easement Area sufficient to give a public easement, Grantors hereby grant to the Town the right of access to the Easement area as invitee of the Grantors to perform winter maintenance as outlined herein and extend to the public rights of access as would otherwise be conferred through a public easement.

Grantors agree and covenant for themselves, their successors and assigns, not to construct or erect or cause or allow to be constructed or erected any building, structure or other obstruction within the limits of the Public Easement herein conveyed. Should the subject private way be removed from the Town’s roster of designated private ways for winter maintenance upon the request of the Grantor, this easement deed shall automatically terminate.

IN WITNESS WHEREOF, Grantors, have hereunto set their hand and seal as of the date noted below.

Witness:

By: Jane Doe

Sandra Smith

Print Name: JANE DOE

STATE OF MAINE

CUMBERLAND, ss. _____,

Date: 6/9/2022

Personally appeared before me the above-named Jane Doe and acknowledged the foregoing instrument to be his/her free act and deed.

Mary Hills

Attorney at law/Notary Public

Mary Hills

Print Name

IN WITNESS WHEREOF, Grantors, have hereunto set their hand and seal as of the date noted below.

Witness:

By: Frank Avery

Sandra Smith

Print Name: Frank Avery

STATE OF MAINE

CUMBERLAND, ss. _____,

Date: 6/9/2022

Personally appeared before me the above-named Frank Avery and acknowledged the foregoing instrument to be his/her free act and deed.

Mary Hills

Attorney at law/Notary Public

Mary Hills

Print Name

IN WITNESS WHEREOF, Grantors, have hereunto set their hand and seal as of the date noted below.

Witness:

By: Amelia Avery

Sandra Smith

Print Name: Amelia Avery

STATE OF MAINE

CUMBERLAND, ss. _____,

Date: 6/9/2022

Personally appeared before me the above-named Amelia Avery and acknowledged the foregoing instrument to be his/her free act and deed.

Mary Hills

Attorney at law/Notary Public

Mary Hills

Print Name

IN WITNESS WHEREOF, Grantors, have hereunto set their hand and seal as of the date noted below.

Witness:

By: Lisa Philips

Sandra Smith

Print Name: Lisa Philips

STATE OF MAINE

CUMBERLAND, ss. _____,

Date: 6/9/2022

Personally appeared before me the above-named Lisa Philips and acknowledged the foregoing instrument to be his/her free act and deed.

Mary Hills

Attorney at law/Notary Public

Mary Hills

Print Name

IN WITNESS WHEREOF, Grantors, have hereunto set their hand and seal as of the date noted below.

Witness:

By: Joseph Philips

Sandra Smith

Print Name: Joseph Philips

STATE OF MAINE

CUMBERLAND, ss. _____,

Date: 6/9/2022

Personally appeared before me the above-named Joseph Philips and acknowledged the foregoing instrument to be his/her free act and deed.

Mary Hills

Attorney at law/Notary Public

Mary Hills

Print Name