

PUBLIC EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that, Jane Doe and John Doe whose mailing address is P.O. Box 555, Somewhere, ME 04444 (“Grantor”), does 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 Name and depicted as “Easement Area” on Exhibit A attached hereto and incorporated herein (“Public Easement”), which abuts or is contained within real property of the Grantor which is depicted on the Town’s tax maps as Map 33, Lot 100.

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 Grantor, any other portion of roadway necessary for access to the Public Easement to which the Grantor has 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.

Grantor agrees and covenants for itself, its 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, Grantor, has hereunto set his/her hand and seal this 3rd day of June, 2023.

Sign before a notary

By: Jane Doe John Doe

Print Name: Jane Doe John Doe

Property Address: 35 Brown Cove Road

----- notary to complete -----

STATE OF Maine

COUNTY OF Cumberland,

Date: 6/3/2023

Personally appeared before me the above-named Jane Doe and John Doe, [of 35 Brown Cove Road] and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Notary Signature

Notary Printed Name

Print Name

Notary Public, State of Maine

My Commission Expires 3/33/3333