

EASEMENT DEED

Know all Persons by these Presents,

That the **Falmouth Historical Society**, a Maine non-profit corporation, of Falmouth, Maine, for consideration paid, grant to **Mark T. Stevanovic and Christina M. Stevanovic**, of Falmouth, State of Maine, whose mailing address is: 48 Woods Road, Falmouth, Maine 04105:

An easement appurtenant to land of the said Mark T. Stevanovic and Christina M. Stevanovic situated at 48 Woods Road in the Town of Falmouth, County of Cumberland and State of Maine, which land is more particularly described in warranty deed from Mark T. Stevanovic to Mark T. Stevanovic and Christina M. Stevanovic dated May 17, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27778, Page 227.

Said easement shall be an easement for customary driveway purposes, including ingress and egress, over that portion of an existing paved drive which is located and encroaching upon Grantor's land situated on the easterly side of the Woods Road in the Town of Falmouth, County of Cumberland and State of Maine, and which paved drive encroachment is labeled "Apparent Encroachment" on Mortgage Loan Inspection Plan prepared by James D. Nadeau, LLC dated April 19, 2010, a copy of which is attached hereto as Exhibit A. Said easement area shall not be expanded.

The easement rights granted herein shall encumber a portion of land of the said Falmouth Historical Society described in a Municipal Quitclaim Deed Without Covenant from the Town of Falmouth to the Falmouth Historical Society dated December 13, 2004 and recorded in the Cumberland County Registry of Deeds in Book 22121, Page 25.

In Witness Whereof, the said **Falmouth Historical Society**, has caused this instrument to be executed by _____, its

_____ thereunto duly authorized this ____ day of the month of July, 2015.

Signed, Sealed and Delivered
in presence of

.....

Falmouth Historical Society

By:.....

Printed name:.....

Its:.....

State of Maine, County of Cumberland ss.

July _____, 2015

Then personally appeared the above named _____,
_____, of said Falmouth Historical Society 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 said Falmouth Historical Society.

Before me,

.....
Attorney at Law/Notary Public
Printed Name.....

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TITLE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJACENT'S DEEDS. (7) LOCATION/EXISTENCE OF WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN.

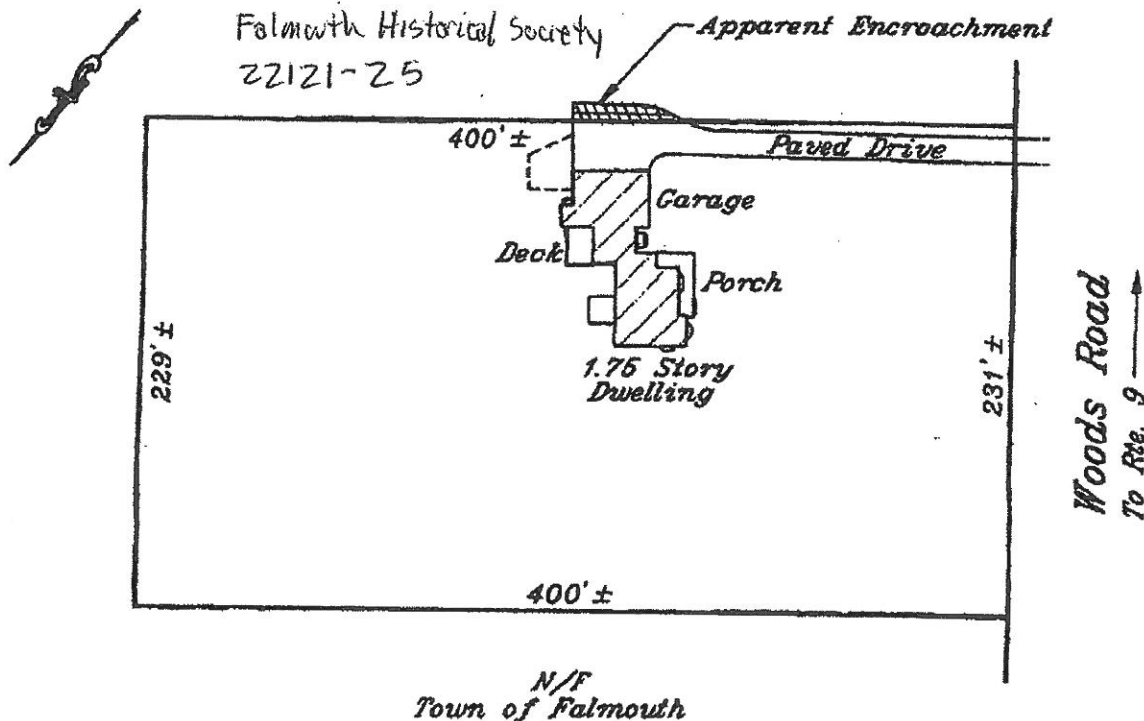
REV. 03/28/2009

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 48 Woods Road
Falmouth, Maine

INSP. DATE: 4/19/2010

SCALE: 1" = 80'



TPB

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: Mark J. Stevanovic FILE#: 21022716
OWNER: Judde Berube CLIENT#: _____
LENDER: TD Bank, N.A.
REQ. PARTY: Gateway Title Of Maine, Inc.

TITLE REFERENCES: COUNTY: Cumberland
DEED BOOK: 17656 PAGE: 185
PLAN BOOK: 187 PAGE: 479 LOT: _____

MUNICIPAL REFERENCE:
MAP: R3 BLOCK: _____ LOT: 54-A3

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 230045 PANEL: 0004B ZONE: C DATE: 10/16/1984

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

James D. Nadeau, LLC

Professional Land Surveyors
Certified Floodplain Managers

[Signature]
4-20-10

518 BRIGHTON AVE. PH. (207) 878-7870
PORTLAND, ME. 04102 F. (207) 878-7871

THIS INSPECTION IS VALID ONLY WITH AN EMBOSSED SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING