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JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
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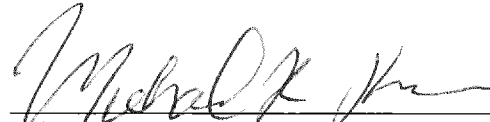
EASEMENT DEED

MICHAEL R. RICE and CAROL A. RICE ("Grantor"), individuals with a mailing address of RR 13 Box 1677, Holden, Maine 04429, for good and valuable consideration, grant to **MARY ROBIN DEL GUIDICE ("Grantee")**, and individual with a mailing address of 12108 Glenclyff Circle, Tampa, Florida 33626, an easement over, under, and across certain property of the Grantors in Ellsworth, Hancock County, Maine, being a portion of the property described in the deed from Harry R. Keiser to Michael R. Rice and Carol A. Rice, dated October 6, 1983, and recorded in Book 1481, Page 231 of the Hancock County Registry of Deeds, and the deed from Harry R. Keiser dated January 8, 1992, and recorded in Book 1904, Page 346 of said Registry of Deeds (the "Rice Property") as follows:

1. This benefits the premises of the Grantee described in the deed from Olivia P. Del Guidice to Mary Robin Del Guidice, dated July 19, 2018, and recorded in Book 6902, Page 501 of the Hancock County Registry of Deeds; ***provided however***, this easement shall terminate one (1) year from the date the Grantee conveys her said premises.
2. This easement is for the purposes of operation, maintenance, repair, and if necessary, during the term of this easement, replacement of a shared leach field that serves the properties of the Grantors and Grantee, and necessary appurtenances thereto, to be used in common with the Grantors. The specific maintenance requirements, rules and regulations of the use of the shared septic system leach field are as set forth in **Exhibit A**, attached hereto and incorporated by reference.
3. This easement includes the right, only with the consent of the Grantors, to excavate, fill, and grade, and to enter and cross land of the Grantors, with men and equipment, only as is necessary to accomplish any work related to the within granted easement, provided that after each such entry the surface of the earth shall be restored as nearly as practical to its prior condition. The easement area shall be no larger than what is reasonably necessary to accommodate the operation, maintenance, repair or replacement of the shared septic system leach field. Upon termination of this easement as provided above, the pipes connected the Grantee's tank to the main pipe running to the leach field that is located on the Grantors' property shall be disconnected

IT WITNESS WHEREOF, Michael R. Rice and Carol A. Rice have caused this instrument to be signed on this 19th day of August, 2026.

WITNESS



Michael R. Rice



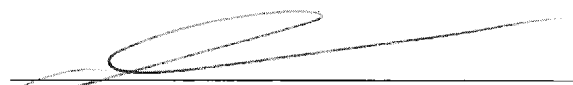
Carol A. Rice

STATE OF MAINE
COUNTY OF HANCOCK

August 19th, 2026

Personally appeared the above-named Michael R. Rice and Carol A. Rice and acknowledge the foregoing instrument to be their free acts and deeds.

Before me,



Notary Public/Maine Attorney-at-Law

Print Name: Diane S. O'Connell

Commission Expires: ME Bar #9475

EXHIBIT A

1. Maintenance and Repair

- a. Routine Maintenance: The costs associated with routine inspection, maintenance, and servicing of the shared septic system leach field shall be divided equally among the Grantors and Grantee unless otherwise agreed to in writing.
- b. Major Repairs and Replacement: The costs of any major repair, replacement, or reconstruction of the shared septic system leach field or common septic system leach field components shall be shared equally by the Grantors and Grantee unless otherwise agreed to in writing.
- c. Emergency Repairs: The costs of emergency repairs necessary to preserve the functionality of the shared septic system leach field components shall be shared equally by the Grantors and Grantee unless otherwise agreed to in writing.
- d. Damage Caused by Negligence: Notwithstanding any other provision of this Easement, any Party whose negligence, misuse, intentional misconduct, or unauthorized actions cause damage to the shared septic system leach field shall be solely responsible for all costs associated with repairing or replacing the damaged components.
- e. Payment of Shared Expenses: Each Party shall reimburse its share of any shared expense within thirty (30) days after receipt of an invoice or written request for payment from the Party who arranged for and paid the expense.

2. Prohibited Uses

- a. Neither the Grantors nor the Grantee shall discharge, introduce, or permit the discharge of any substance into the septic system that may damage or impair the operation of the shared septic system leach field, including, but not limited to:
 - i. Chemical waste;
 - ii. Paints of any kind;
 - iii. Solvents;
 - iv. Petroleum products, oils, or grease;
 - v. Excessive quantities of household cleaning products;
 - vi. Hygiene products;
 - vii. Pharmaceuticals; or
 - viii. Any other substance known or reasonably believed to be harmful to a septic system.
- b. Neither the Grantors nor the Grantee shall connect or permit the connection of any additional dwelling, structure, living unit, or other improvement to the shared septic system without the prior written consent of all Parties and compliance with all applicable laws and regulations.

3. Responsibility for Connecting Lines

- a. Each Party shall be solely responsible for the maintenance, repair, and replacement of the lateral lines and connections serving that Party's property from the structure to the point where the lateral lines to the shared septic system.
- b. The Parties shall share equally the responsibility and costs associated with the maintenance, repair, and replacement of all common lines, laterals, and components extending from the point of connection to the shared leach field.

4. Withdrawal

- a. Grantors and Grantee may withdraw from the payment and maintenance obligations hereunder upon permanently disconnecting their septic system from the shared septic system leach field and installing an independent, legally permitted septic system leach field entirely on their own property and serving only that Party's property.
- b. Withdrawal shall not relieve the withdrawing Party from any financial obligations or liabilities which were incurred prior to the effective date of the withdrawal.
- c. Upon the effective withdrawal of one Party, the remaining Party shall assume sole responsibility for the maintenance, repair, replacement, and operation of the remaining shared septic system leach field serving that Party's property.

5. Entire Understanding

- a. These provisions constitute the entire understanding of the Parties concerning the shared use, maintenance, repair, and operation of the shared septic system leach field and supersedes any prior oral or written agreements relating to the same.

6. Governing Law

- a. This Easement and these provisions shall be governed by and construed in accordance with the laws of the State of Maine, without regard to its conflict of laws provisions.