Doc#: 7413
Bk: 3551 Ps: 252

EASEMENT

AGREEMENT made this 22nd day of July, ~~2007~~ 2009, by and between **Robert Donofrio and Mary M. Kane-Donofrio** of 19 Sunset Road, Bethlehem CT 06751, hereinafter called Donofrio, and **David T. Momme and Karen J. Perjon**, whose mailing address is PO Box 580, Milbridge, ME 04658, hereinafter called Momme & Perjon.

WHEREAS, Donofrio sold to Momme & Perjon property by Warranty Deed dated July 7, 2004, recorded in the Washington County Registry of Deeds in Book 2906, Page 13; and,

WHEREAS, on Page 4 of said deed Donofrio reserved for themselves, their heirs and assigns a 30 foot right of way "the actual physical position of this right of way shall later be determined by mutual consent of the herein grantors and grantees"; and,

WHEREAS, the parties hereto wish to set forth the exact location of the right of way.

NOW, THEREFORE, IT IS AGREED:

1. Momme & Perjon, for consideration paid, grant to Donofrio, their heirs and assigns forever, a thirty foot right of way for the ingress and egress of motor vehicles and foot traffic, and for all purposes of ways which are granted in the Town of Milbridge,

including utility service, above and below the same, said easement bounded and described as follows:

Beginning at a point at the westerly end of the "N63°00'00"W...105.00 feet" line in the description of the parcel of land which by deed dated July 17, 2004 and recorded on July 26, 2004 at the Washington County, Maine, Registry of Deeds in Book 2906, Page 013 was conveyed by Robert Donofrio and Mary M. Kane-Donofrio, marked by a (#4) rerod, capped with a plastic surveyor's cap stamped "MAYHEW-PLS 1331" and found set in the ground;

THENCE running with and binding always on and along a portion of the second (2nd) of five division lines made across the land of Donofrio as described in said (Book 2906, Page 013) the course of (S60°11'01"W) for the distance of (164.86 feet) to an unmarked point and the REAL POINT OF BEGINNING of the below described 30 foot wide right of way across the land of the said (Karen Perjon and David Momme);

THENCE passing through said point and continuing along the land of said Donofrio (S60°11'01"W) (34.08 feet) to an unmarked point;

THENCE deflecting to the right, leaving the land of the said Donofrio and running across the land of the said Perjon and Momme (N01°30'00"W) (67.43 feet) to an unmarked point;

THENCE deflecting to the right and running (N 21°28'18"E) (36.10 feet) to an unmarked point;

THENCE passing through said point and continuing the course of (N21°28'18"E) to an unmarked point on and along the centerline of the traveled way of the so-called Birch Point Road;

THENCE deflecting to the right and running with and binding always on and along said centerline by its various courses in a general northeasterly direction to an unmarked point;

THENCE leaving said centerline, deflecting to the right and running (S21°28'18"W) to an unmarked point, said point

(A) bears the tie line course and distance of (S72°01'20" E) (30.06 feet) from the unmarked point at the northerly end of the above described "N21°28'18"E...36.10 feet" line and

(B) bears the reference line course an distance of (S86° 53' 30" W) (132.77 feet) from the (#4) rerod at the point of beginning of the herein described easement strip.

THENCE passing through said point and running (S21°28'18"W) (31.83 feet) to an unmarked point, and which said point bears (S86°03'14"W)(10.63) feet from a point at the center top of the metal cap on the drilled water well casing set in the ground on land of the said Perjon and Momme;

THENCE deflecting to the left and running (S01°30'00"E) (45.17) feet to the real point of beginning of the herein described easement strip, orientation herein being magnetic and aligned with the orientation as mentioned in the above cited "Donofrio" to Perjon and Momme, (Book 2906, Page 013) deed of conveyance.

Reference is given to a sketch of Carl Mayhew, attached hereto as Exhibit "A".

WITNESS our hands and seals this 23rd day of November, 2007.

Robert Donofrio

Mary M. Kane-Donofrio

David T. Momme

Karen J. Perjon

STATE OF CONNECTICUT
COUNTY OF Litchfield, SS. Bethlehem November 23, 2007

Then personally appeared the above-named ROBERT DONOFRIO and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

NOTARY PUBLIC

Notary: Ilona Blouin
(Type or Print)

My Commission Expires 5-31-2012

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STATE OF MAINE
COUNTY OF WASHINGTON, SS. July 22, ~~2007~~ 2009

Then personally appeared the above-named DAVID T. MOMME, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Susan Davis Moore
NOTARY PUBLIC

Notary: Susan Davis Moore
(Type or Print)

SEAL