

WARRANTY DEED
Sewer Line Easement
(Maine Statutory Short Form)

517 Ocean House, LLC, a Maine limited liability company with a place of business in Portland, County of Cumberland, and State of Maine ("**Grantor**"), for consideration paid, grants to the **TOWN OF CAPE ELIZABETH**, a municipal corporation organized and existing under the laws of the State of Maine, and having its principal place of business at Cape Elizabeth, in the County of Cumberland and State of Maine, whose mailing address is: 320 Ocean House Road, Cape Elizabeth, Maine 04107 ("**Grantee**"), with **WARRANTY COVENANTS**, the following described rights and easements in land in Cape Elizabeth, County of Cumberland, State of Maine, described as follows:

The perpetual right and easement for the following described purposes across the land of the Grantor bounded and described as set forth in **Exhibit A** attached hereto and made a part hereof:

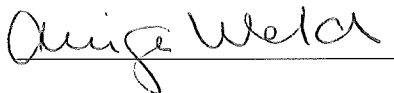
The right and easement to install, construct, lay, relay, repair, inspect, operate, maintain, rebuild, replace and remove pipes and manholes, as needed, with all necessary fixtures and appurtenances upon, through, under or over the premises for conveying and transmitting sewerage and wastewater, together with the right at all times to make connection with all of said facilities to land adjoining the premises as deemed appropriate by Grantee, its successors and assigns.

It is a condition of the within grant that in the event the Grantee exercises its rights hereunder, the Grantee shall be under an obligation to restore any areas disturbed in such actions to a condition substantially the same as such areas were in immediately prior to such disturbance.

IN WITNESS WHEREOF, it, the said 517 Ocean House, LLC, has caused this instrument to be signed and sealed in its company name by Paul J. Woods, Jr., its Managing Member, thereunto duly authorized, on October 1, 2012

WITNESS:

517 Ocean House, LLC




By: 
Name: Paul J. Woods, Jr.
Title: Managing Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

October 1, 2012

Then personally appeared the above named Paul J. Woods, Jr., Managing Member of said **517 Ocean House, LLC**, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,


Attorney at Law/Notary Public

DIANE MCCURDY
Notary Public, Maine
My Commission Expires December 12, 2013

Exhibit A

A certain lot or parcel of land extending from the southwesterly side of "Davis Point Lane", so called, to the westerly side of Ocean House Road (aka Route 77) in the Town of Cape Elizabeth, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point on the southerly side of Davis Point Lane at the most northerly corner of the land of the Grantor;

Thence, S 74°02'27" E along the southerly side of said Davis Point Lane 1.44 feet;

Thence, S 17°01'43" E across land of the Grantor 34.09 feet;

Thence, S 15°57'33" W across land of the Grantor 105.75 feet;

Thence, S 68°58'45" E across land of the Grantor 56.46 feet to the westerly sideline of said Ocean House Road abutting the edge of the public way;

Thence, southwesterly along the westerly sideline of said Ocean House Road abutting the edge of the public way along a curve to the right having a radius of 905.73 feet and a chord bearing and distance of S 14°46'31" W, 20.12 feet, an arc length of 20.12 feet;

Thence, N 68°58'45" W across land of the Grantor 76.96 feet;

Thence, N 15°57'33" E across land of the Grantor and along land now or formerly of Sea Star Properties LLC 152.66 feet to the southerly side of Davis Point Lane and the point of beginning containing 3,939 square feet.

Meaning to and intending to describe the location of a sanitary sewer easement from 517 Ocean House, LLC to the Town of Cape Elizabeth for the purpose of installing, maintaining, and repairing sanitary sewer and wastewater lines as described hereinabove.

The above described premises being subject to and benefited by all matters as depicted or described on a plan labeled "Topographic Survey Made for Carroll Associates, Dated Dec 1, 2011 by Owen Haskell, Inc."

The above described land being a portion of the premises described in a deed from Two Lights General Store, LLC to 517 Ocean House, LLC by a deed dated July 6, 2011, and recorded at the Cumberland County Registry of Deeds in Book 28810, Page 31.

