

KNOW ALL MEN BY THESE PRESENTS, that GLADYS M. ORFF, of Rockland in the County of Knox and State of Maine, in consideration of One Dollar and other valuable considerations paid by the INHABITANTS of the CITY OF ROCKLAND, a body corporate located at Rockland in the County of Knox and State of Maine; the receipt whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said INHABITANTS of the CITY OF ROCKLAND, its successors and assigns, forever, the following rights and easements, namely:

FIRST: The perpetual right and easement to enter at any and all times upon a certain strip or lot of land situated in said Rockland for the purpose of constructing and maintaining through, under and across said strip of land conduits and pipe lines with all necessary fixtures, appurtenances and marking posts necessary for the purpose of laying and maintaining a sewer line across the following described premises:

BEGINNING at a point on the westerly property line of Holmes Packing Company, north thirteen (13°) degrees fifty-three (53') minutes east one hundred twenty-one and seventy-nine hundredths (121.79) feet from the northerly side line of Ocean Street; thence south eighty-five (85°) degrees forty-nine (49') minutes thirty-four (34'') west eighty-one and sixteen hundredths (81.16) feet; thence north eight (8°) degrees thirty-one (31') minutes east twenty and fifty hundredths (20.50) feet; thence north eighty-five (85°) degrees forty-nine (49') minutes thirty-four (34'') seconds east eighty-three and nineteen hundredths (83.19) feet to the westerly property line of Holmes Packing Company; thence south thirteen (13°) degrees fifty-three (53') minutes west twenty-one and four hundredths (21.04) feet along the westerly property line of Holmes Packing Company to the point of beginning and containing one thousand six hundred forty-three (1643) square feet of land as shown on an Easement Plan of Land in Rockland, Maine, by Whitman & Howard, Inc., Engineers and Architects and dated December 2, 1974. ALSO included is a Construction Easement on both sides of the Sewer Easement as shown on said plan.

TOGETHER with the perpetual right and easement to construct and maintain through, under and across said strips of land, conduits and pipe lines with all necessary fixtures, appurtenances and marking posts for waste and to lay and relay, repair, maintain and remove sewer pipe or pipes upon or under said strip with all necessary fixtures and appurtenances, together with the right at all times to make connections with said conduits or pipe lines to land adjoining said strip by means of

pipes and services; and to trim, cut down and remove trees and bushes to such extent as in the judgment of the Grantee is necessary for any of the above purposes; and to enter upon said strip and adjoining land of Grantor at any and all times for any of the foregoing purposes.

ALSO together with the right to open and operate valves for the purpose of flushing said sewer lines.

RESERVING, however, to this Grantor, her heirs and assigns, the use and enjoyment of said strip of land for such purposes as will not interfere with the perpetual use thereof by the Grantee, its successors and assigns, or the purpose above mentioned, provided that no building or any kind of permanent structure shall be erected or constructed on said strip of land by the Grantor, her heirs and assigns, and that the Grantee, its successors and assigns, shall not remove earth from said strip of land nor place fill thereon without the prior written permission of the Grantee, its successors and assigns, which permission shall not be unreasonably withhold.

By acceptance of this deed, the Grantee, for itself, its successors and assigns, does agree that all work of any kind whatsoever performed on said premises by or for said Grantee, shall be performed in a good and workmanlike manner, and that upon the completion of such work, the Grantee shall restore the premises to a reasonable state of good order and condition, having due regard to its original condition.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said INHABITANTS of the CITY OF ROCKLAND, its successors and assigns, to its and their use and behoof forever.

And the Grantor does covenant with the said Grantee that she is lawfully seized in fee of the premises, that they are free and clear of all encumbrances; that she has good right to sell and convey the same to the Grantee to hold as aforesaid; that she and her heirs and assigns shall and will Warrant and Defend the same to the said Grantee, its successors and assigns forever against the claims and demands of all persons.

IN WITNESS WHEREOF, the said Gladys M. Orff, being single, has caused this instrument to be signed by her daughter, Barbara Utterback, under the Power of Attorney granted to said daughter by the said Gladys M. Orff, this day of 5 1975.

Signed, Sealed and Delivered
in presence of

Arthur H. Stapleton

Barbara Utterback

STATE OF MAINE
Knox, ss.

KNOX COUNTY MARCH 5 1975

Personally appeared the above named Barbara Utterbach acting under the Power of Attorney granted to her by her mother, Gladys M. Orff, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of her mother, Gladys M. Orff,

Before me,

Arthur H. Stirling
Notary Public

State of Maine, Knox ss: Registry of Deeds
Received July 10, 1975 at 10 H 45M A.M.
and recorded in Book 608, Page 171.
Attest: *Hennrich L. Mulaison* Register.