

EASEMENT AGREEMENT

THE TOWN OF WINDHAM, a Maine municipal corporation, for consideration paid, grants to **CRC COMMUNICATIONS LLC D/B/A OTELCO**, a Delaware corporation, with a mailing address of 56 Campus Drive, New Gloucester, ME 04260 (“Grantee”), with Warranty Covenants, a perpetual easement in gross as described in Exhibit A attached hereto. This easement burdens a portion of that certain lot or parcel of land located in Windham, Cumberland County, Maine (“the Burdened Property”), more particularly bounded and described in a deed to Inhabitants of the Town of Windham from Lydia C. Smith, dated September 2, 1932, recorded in Book 1409, Page 180, Cumberland County Registry of Deeds.

Exhibit A

A certain lot, or parcel of land, being an easement for existing and future equipment, located on the southwesterly side of Roosevelt Trail (Route 302), in the Town of Windham, County of Cumberland, State of Maine, being bound and described as follows:

Beginning on the southwesterly side of Roosevelt Trail (Route 302), at a point located S 86°39'50" W, 72.45' from the northerly corner of land now or formerly (N/F) of Kevin L. Cidre and Rebecca L. Cidre, as described in Book 12702, Page 014;

THENCE: S 55°33'51" W, through land of the Grantor, 40.00', to a point;

THENCE: N 34°26'09" W, through land of said Grantor, 15.00', to a point;

THENCE: N 55°33'51" E, through land of said Grantor, 40.00', to a point;

THENCE: S 34°26'09" E, through land of said Grantor, 15.00', to the POINT of BEGINNING.

The above described easement contains 600 square feet.

Also conveyed with the above described easement area is the right to place, maintain and replace underground communication and electrical facilities from Roosevelt Trail (Route 302) to the above described easement area and the right of vehicular and pedestrian access over the Grantor's property as required to access and make use of the above described land.

The above described easement is shown on plan entitled “Easement Survey, 718 Roosevelt Trail, Windham, Maine”, by Northeast Civil Solutions, Inc., dated February 5, 2021, NCS Project No. 42339.

The bearings for the above described easement are based on Maine Coordinate System of 1983, West Zone, Grid North.

This Easement shall run with and burden the Burdened Property. This Easement shall run with and benefit the Grantee and any successor or assigns thereof.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this ____ day of
_____ 2021.

WITNESS:

TOWN OF WINDHAM

By: _____

Print Name: Barry Tibbetts

Its: Town Manager, Duly Authorized

STATE OF MAINE
COUNTY OF CUMBERLAND

_____, 2021

Then personally appeared the above-named Barry Tibbetts, the Town Manager of the Town of Windham, 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 Town of Windham.

Before me,

Notary Public

Print Name: _____

Commission Expires: _____
(Affix notarial seal)