

PUBLIC TURNAROUND EASEMENT DEED

Shane Brey, an individual whose mailing address is 151 Brown Cove Rd Windham ME 04062 ("Grantor/s"), does hereby grant to the **TOWN OF WINDHAM, MAINE**, a municipality organized and existing under the laws of the State of Maine with a mailing address of 8 School Road, Windham, Maine 04062 (the "Grantee"), its successors and assigns, in perpetuity, a **PUBLIC TURNAROUND EASEMENT**, located at 151 Brown Cove Rd Windham ME 04062 (address), in the Town of Windham, County of Cumberland, State of Maine, which is contained within real property of the Grantor/s as depicted on the Town's Tax Map 22, Lot 7 **Exhibit A** attached and which is more particularly bounded, described and depicted on **Exhibit B**, attached hereto and made a part hereof by reference (the "Easement Area").

This easement shall allow Grantee, or its designees, to use the Easement Area for the turnaround of motor vehicles, including but not limited to snowplows. The easement shall also allow Grantee, its successors and assigns, to use, alter the surface of the earth of, plow, remove snow on the Easement Area.

The parties further acknowledge and agree that Grantee's performance of said work shall not be construed to grant any rights of entry or use from Grantor to Grantee other than as specifically stated herein, or otherwise make any portion of Grantor's property a highway, town way, or street, subject to Grantee's maintenance responsibilities under 23 M.R.S. § 3651, as may be amended from time to time.

This easement shall not be construed to constitute a waiver of any defense, immunity, or limitation of liability that may be available to Grantee, or any of its officers, agents, or employees, pursuant to the Maine Tort Claims Act, 14 M.R.S. §§ 8101 et seq., as may be amended from time to time.

Termination by Mutual Agreement. This Turnaround Easement may be terminated at any time by a written instrument of release or termination executed by both the Grantor and the Grantee, or their respective successors and assigns, and recorded in the Cumberland County Registry of Deeds. Upon the recording of such instrument, this Plowing Easement shall be deemed fully extinguished and of no further force or effect.

Seasonal Nature of Easement. The Parties acknowledge that this Easement is limited to winter plowing and snow-removal purposes. The seasonal nature of the Easement does not restrict the right of the Parties to terminate the Easement at any time in accordance with Section 1 above.

Effect on Successors and Assigns. The right to terminate this Turnaround Easement as provided herein shall run with the land and shall be binding upon, and inure to the benefit of, the Grantor and the Grantee and their respective heirs, successors, and assigns.

No Other Termination Implied. Except as expressly provided in this Section, no other termination shall be implied, and this Turnaround Easement shall otherwise remain in full force and effect unless modified or extinguished in accordance with Maine law and recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, Grantor, has hereunto set his/her hand and seal this 10 day of Dec, 2024

[Signature]

Print Name: Shane Bray
[GRANTOR]

STATE OF MAINE
COUNTY OF CUMBERLAND

Date: December 10, 2025

Personally appeared before me the above-named Shane Bray,
and acknowledged the foregoing instrument to be his/her free act and deed.

[Signature]

Notary Public

Kristina Wescott

Print Name

1-5-31

Commission Expiration Date



EXHIBIT A
Legal Description

(Hammerhead Turnaround, 15'x20', At the End of Driveway)

The Easement Area consists of a 20-foot by 15-foot hammerhead style turnaround located at the southerly end of the driveway serving 151 Brown Cove Rd.

A certain Easement Area located on the premises of 151 Brown Cove Rd. Windham ME Cumberland County, Maine, being a portion of the land now or formerly owned by Shane Brey, and more particularly described as follows.

Beginning at a point at the terminus of the existing driveway serving 151 Brown Cove Rd, said point being the Point of Beginning (POB); thence

1. N 60 degrees E, a distance of 20 feet to a point;
2. Thence N 340 degrees E, a distance of 15 feet to a point;
3. Thence S 260 degrees W, a distance of 20 feet to a point on the centerline extension of the driveway;
4. Thence S 190 degrees W, a distance of 15 feet back to the Point of Beginning.

EXHIBIT B
Depiction of Easement Area

