QUITCLAIM WITH COVENANT DEED

Ballantyne Development, LLC, a Maine limited liability company with an address of P.O. Box 6799 Scarborough, Maine 04070 ("Grantor"), for consideration paid, grants to Zachary James Finley, an individual with a mailing address of 21 Libby Street, Scarborough, Maine 04074 ("Grantee"), with Quitclaim Covenant, certain land located at or near 21 Libby Street, Scarborough, Cumberland County, Maine, together with all improvements thereon and all rights appurtenant thereto, such land being more particularly described on **Exhibit A** attached hereto.

Excepting and reserving to Grantor a non-exclusive, perpetual, and appurtenant easement approximately 10 feet in width, as more particularly described on **Exhibit B** attached hereto, for purposes of installing, using, repairing, maintaining and replacing underground sewer pipe and related fixtures and equipment serving any number of dwellings or structures that may in the future be constructed on Grantor's retained land. The foregoing easement includes the right to enter the easement area and the adjacent portions of the burdened land with workers, vehicles and equipment from time to time to exercise Grantor's rights under the foregoing easement, provided that Grantor shall use reasonable efforts to restore any portion of the burdened land to its condition prior to disturbance. The forgoing easement shall run with Grantor's retained land, including any division of Grantor's land. Grantee, its successors and assigns, shall not place, construct or install any structures or other improvements in the easement area and shall not disturb or otherwise change the grade of the earth in the easement area.

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, Ballantyne Development, LLC has caused this instrument to be executed by Kerry D. Anderson, its Member thereunto duly authorized on this 30 day of September, 2008.

WITNESS:

Name:

BALLANTYNE DEVELOPMENT, LLC

By:
Kerry D. Anderson
Its Member

STATE OF MAINE
CUMBERLAND, SS.

September 30, 2008

Personally appeared before me the above-named Kerry D. Anderson, Member of Ballantyne Development, LLC, 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.

Notary Public/Attorney at Law
Print Name:
My commission expires:

DAVID B. MOODY, JR.
NOTARY PUBLIC, MAINE
My Commission Expires July 13, 2012

EXHIBIT A

A certain lot or parcel of land situated on the westerly side of Libby Street, in the Town of Scarborough, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at an iron rod on the westerly side line of said Libby Street, and on the southerly sideline of Seaview Avenue;

Thence S 80° 46' 10" E along the southerly side line of said Seaview Avenue 20.00 feet to an iron pipe at the northwesterly corner of land now or formerly of Roger P. Snelling et al;

Thence S 09° 13' 50" W along land of said Snelling 110.64 feet to an iron rod on the northerly line of land now or formerly of Lorraine M. Libby et al;

Thence N 82° 36' 25" W along land of said Libby 109.46 feet;

Thence N 09° 13' 50" W across land of the grantor 175.15 feet to land now or formerly of Anna German;

Thence S 80° 46' 10" E along land of said German 89.40 feet to the westerly sideline of said Libby Street;

Thence S 09° 13' 50" W along the westerly sideline of said Libby Street 61.00 feet to the point of beginning, containing 17,749 sq. ft.

File: 2008-016-03-ECB

Force Main Easement
EXHIBIT B

A certain parcel of land situated on the westerly side of Libby Street, in the Town of Scarborough, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at the northwesterly corner of land of Ballantyne Development, LLC on the westerly sideline of Libby Street;

Thence S 09° 13' 50" W along the westerly sideline of said Libby Street 10.00 feet;

Thence N 80° 46' 10" W across land of said Ballantyne Development, LLC 79.40 feet;

Thence S 09° 13' 50" W across land of said Ballantyne Development, LLC 112.00 feet;

Thence N 80° 46' 10" W across land of said Ballantyne Development, LLC 10.00 feet to other land of Ballantyne Development, LLC;

Thence N 09° 13' 50" E along land of said Ballantyne Development, LLC and land now or formerly of Anna German 122.00 feet;

Thence S 80° 46' 10" E along land of said Anna German 89.40 feet to the westerly sideline of said Libby Street and the point of beginning.

Received
Recorded Register of Deeds
Oct 01,2008 01:48:47P
Cumberland County
Pamela E. Lovley