

## **SIDEWALK EASEMENT DEED**

(Sidewalk Easement from Bruce H. Taylor and Bonnie W. Taylor to Town of Falmouth)

**Bruce H. Taylor and Bonnie W. Taylor** (“Grantors”), both with an address of 4 Middle Road, Falmouth, Cumberland County, Maine 04105, for consideration paid, grant to the **Town of Falmouth**, a municipal corporation, having a place of business at 271 Falmouth Road, Falmouth, Cumberland County, Maine 04105 (“Grantee”), its successors and assigns, a perpetual easement and right-of-way (“Sidewalk Easement”), which shall run with the land, for the purposes of constructing, altering, extending, relocating, maintaining, and using a public sidewalk, including other appurtenances thereto, upon, across, and under a portion of the property (the “Burdened Parcel”) described in that deed dated September 10, 1998 and recorded in the Cumberland County Registry of Deeds at Book 14144, Page 189. The specific portion of the Burdened Parcel to which the rights granted herein apply (the “Easement Area”) is described on Exhibit “A” and shown on Exhibit “B,” each attached hereto.

**Centennial Branch, formerly known as Countrywide Bank, FSB, a branch of Bank of America, National Association**, hereby consents to the grant and conveyance by the Grantors, of the Sidewalk Easement as described herein, and hereby releases said Sidewalk Easement from the operation of the mortgage granted by the Grantors to Countrywide Bank, FSB dated May 2, 2008 and recorded in the York County Registry of Deeds in Book 26038, Page 13 (“CB Mortgage”). Except as otherwise expressly stated in this instrument to the contrary, the CB Mortgage shall remain in full force and effect on those portions of the Premises not released hereby.

**Mortgage Electronic Registration Systems, Inc.**, hereby consents to the grant and conveyance by the Grantors, of the Sidewalk Easement as described herein, and hereby releases said Sidewalk Easement from the operation of the mortgage granted by the Grantors to Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Bank, FSB dated June 4, 2008 and recorded in the York County Registry of Deeds in Book 26125, Page 51 (“MERS Mortgage”). Except as otherwise expressly stated in this instrument to the contrary, the MERS Mortgage shall remain in full force and effect on those portions of the Premises not released hereby.

[Signatures to Follow]

WITNESS our hands and seals on this 2 day of August, 2011

Bruce H. Taylor  
Bruce H. Taylor

Bonnie W. Taylor  
Bonnie W. Taylor

State of Maine

County of Cumberland, ss.

August 2, 2011

PERSONALLY APPEARED the above named Bruce H. Taylor and Bonnie W. Taylor and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Carol S. Kloth  
Notary Public

My commission expires:

CAROL SUE KLOTH  
Notary Public, Maine  
My Commission Expires March 22, 2013

IN WITNESS WHEREOF, Centennial Branch has caused this instrument to be executed this \_\_\_ day of \_\_\_\_\_, 2011.

Centennial Branch

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, ss

\_\_\_\_\_, 2011

Personally appeared before me the above named \_\_\_\_\_, \_\_\_\_\_ of Centennial Branch as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in her said capacity and the free act and deed of Centennial Branch.

\_\_\_\_\_  
Name:  
Notary Public