

GARY SLEEPER et al.

v.

DONALD R. LORING et al.

Argued December 15, 2016
Decided December 22, 2016

Panel: SAUFLEY, C.J., and ALEXANDER, MEAD, GORMAN, JABAR, and HJELM, JJ.

MEMORANDUM OF DECISION

Gary Sleeper, Ramona Sleeper, Richard Roy, and Holly Roy (the Backlot Owners) appeal from a judgment of the Superior Court (Cumberland County, *Cole, C.J.*) declaring that Donald R. Loring, Marilyn P. Loring, Harry Greenlaw, and Ann Greenlaw (the Waterfront Owners) have fee simple title to a certain parcel of land leading to Sebago Lake, and that the Backlot Owners' easement over that land allows them the right to build and maintain a dock on the property.¹ Contrary to the Backlot Owners' contentions, we discern no error in the court's determination that the Waterfront Owners own the parcel pursuant to a 2012 conveyance from an attorney/trustee. *See* 18-B M.R.S. § 402 (2015); *Remick v. Martin*, 2014 ME 120, ¶ 10 n.1, 103 A.3d 552; *In re Ross Family Trusts*, 2002 ME 89, ¶ 5, 797 A.2d 1268. The court also did not err by limiting the maximum length of the dock or describing the activities allowed on the easement and dock. *See Sleeper v. Loring*, 2013 ME 112, ¶ 10, 83 A.3d 769; *Flaherty v. Muther*, 2011 ME 32, ¶ 74, 17 A.3d 640.

¹ The Waterfront Owners declined to pursue their timely cross-appeal.

The entry is:

Judgment affirmed.

Robert S. Hark, Esq. (orally), Portland, for appellants Gary Sleeper, Ramona Sleeper, Richard Roy, and Holly Roy

William H. Dale, Esq. (orally), and Mark A. Bower, Esq., Jensen Baird Gardner & Henry, Portland, for appellees Donald R. Loring, Marilyn P. Loring, Harry Greenlaw, and Ann Greenlaw

Cumberland County Superior Court docket number AP-2010-20
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