

EASEMENT DEED

Ronald R. Roy and Sandra L. Roy of Lewiston, County of Androscoggin, State of Maine, for consideration paid, grants to

Central Maine Power Company, a corporation organized under the laws of the State of Maine with a principal office in Augusta, Maine and whose mailing address is **83 Edison Drive, Augusta, ME 04336**

The perpetual right and easement to erect, bury, construct, maintain, repair, rebuild, respace, replace, operate, patrol and remove energy, fuel and communications transmission and distribution lines consisting of suitable and sufficient poles, towers, pipes, ductbanks and conduits, with sufficient foundations together with wires, cables or lines strung upon, within or extending between the same for the transmission of energy, fuel, and intelligence, together with all necessary fixtures, anchors, guys, crossarms, and other equipment and appurtenances, and for all Utility Services defined in accordance with 33 M.R.S.A. Section §458, over, under and across the following described parcels situated in the Town of Lewiston, County of Androscoggin, State of Maine. The location of said easement is more particularly described as follows:

PARCEL ONE

A certain lot or parcel of land situated on the southwesterly side of Merrill Road, so-called, in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows, to wit:

Beginning at an unmonumented point on the southwesterly sideline of Merrill Road at the northeasterly corner of land of Arthur W. Walsh and Betty L. Walsh described in the deed recorded in the Androscoggin County Registry of Deeds in Book 7233 Page 269;

Thence South $51^{\circ}-24'-40''$ East along the southwesterly sideline of Merrill Road a distance of eighty-seven and seventy-nine hundredths (87.79) feet to an unmonumented point located at the northwesterly corner of an easement conveyed to Central Maine Power Company by a deed dated February 10, 1971 recorded in the Androscoggin County Registry of Deeds in Book 1029 Page 310;

Thence South $51^{\circ}-41'-36''$ West along the northwesterly line of easement of Central Maine Power Company a distance of eighty-five and sixty-eight hundredths (85.68) feet to an unmonumented point;

Thence North $67^{\circ}-27'-06''$ West along the northerly line of easement of Central Maine Power Company a distance of one hundred two and fifty-two hundredths (102.52) feet to an unmonumented point located on the southeasterly line of said land Walsh;

Thence North 53°-41'-36" East along the southeasterly line of said land of Walsh a distance of one hundred fifteen and seventy-eight hundredths (115.78) feet to the point and place of beginning. Containing 8,742.17 square feet (0.201 acres) of land, more or less.

Bearings are referenced to Grid (UTM 19 NAD83).

Reference may be made to a plat entitled "Boundary Survey prepared for the acquisition of land by Central Maine Power Company Roy Parcels", dated February 2, 2011, as prepared by Sackett & Brake Survey, Inc., project number 2011009.

PARCEL TWO:

A certain lot or parcel of land situated westerly of, but not abutting to, Merrill Road in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows, to wit:

Beginning on the northwesterly line of land conveyed to Sandra L. Roy and Ronald R. Roy by a deed dated November 21, 2006 recorded in the Androscoggin County Registry of Deeds in Book 6980 Page 140 at an unmonumented point located on the northeasterly line of Central Maine Power Company's utility corridor, reference is to be made to a plan and profile plat entitled "Section 76 Gulf Island-Topsham 115KV 379-T76-2" unrecorded, said point being located on a course of South 37°-18'-49" West a distance of two and five hundredths (2.05) feet from a 5/8" iron rebar with survey cap #436 found;

Thence, southeasterly on a course of South 32°-19'-33" East, being on the extension of the northeasterly utility corridor sideline, on a distance of one hundred seven and thirty-nine hundredths (107.39) feet to an unmonumented point, said point being located on a course of South 61°-44'-39" East a distance of two and forty-nine hundredths (2.49) feet from a 5/8" iron rebar with survey cap #436 found;

Thence, northwesterly on a course of North 61°-44'-39" West passing through said iron rebar found and through land of Central Maine Power Company, reference a deed dated January 5, 1931 recorded in the Androscoggin County Registry of Deeds in Book 408 Page 420, a distance of one hundred one and ninety-six hundredths (101.96) feet to an unmonumented point;

Thence, northeasterly on a course of North 37°-18'-49" East through land of Central Maine Power Company a distance of fifty-three and forty-two hundredths (53.42) feet to the point and place of beginning. Containing 2,689.12 square feet (0.062 acres) of land, more or less.

Bearings are referenced to Grid (UTM 19 NAD83).

Reference may be made to a plat entitled "Boundary Survey prepared for the acquisition of land by Central Maine Power Company Roy Parcels", dated February 2, 2011, as prepared by Sackett & Brake Survey, Inc., project number 2011009.

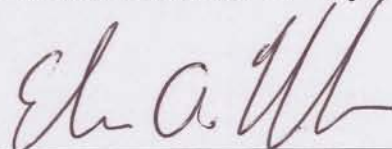
Also conveying to Central Maine Power Company, its successors and assigns, the right and easement, at any time or times, to cut and remove all trees and to clear and keep clear said

easement area of all trees, timber, and bushes growing on said easement area by such means as Central Maine Power Company, its successors and assigns, may select.

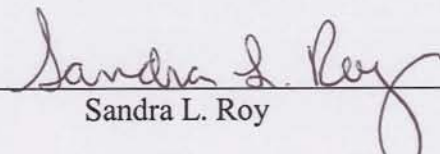
Also conveying to Central Maine Power Company, its successors and assigns, the right and easement at any and all times to enter on adjacent land of Ronald R. Roy and Sandra L. Roy for the purpose of cutting or trimming and removing such tall tree or trees growing outside the limits of said strip as in falling would in the judgment of Central Maine Power Company, its successors and assigns, interfere with or endanger the operation and maintenance of any lines constructed along said parcel.

Ronald R. Roy and Sandra L. Roy, his/her/their heirs and assigns, covenant(s) and agree(s) to and with the Central Maine Power Company, its successors and assigns, that they will not erect or permit the erection or maintenance of any building, road, utilities or other structure of any kind or nature under or upon the above-described premises, and will not place any material on, or permit or allow any material of any kind or nature to accumulate on or be removed from said premises if, in the reasonable opinion of Central Maine Power Company, its successors and assigns, such erection, maintenance or action would endanger or interfere with current or future use of said premises in its operation as a public utility.

IN WITNESS WHEREOF, the said Ronald R. Roy and Sandra L. Roy have hereunto set their hands and seals this 17th day of June, 2011.



Witness



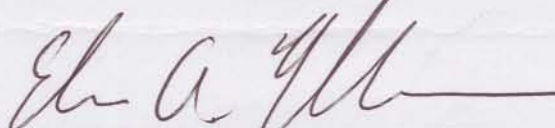
Sandra L. Roy

State of Maine
County of Androscoggin, ss.

June 17, 2011

Then personally appeared the above-named Sandra L. Roy and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Name: Eben A. Thomas
Notary Public/~~Attorney-at-Law~~
Commission expires: 3/27/2015

IN WITNESS WHEREOF, the said Ronald R. Roy has hereunto set his hand and seal this 17th day of June, 2011.

Marguerite Carter 6-20-11

Witness

Ronald R. Roy

Ronald R. Roy

MARGUERITE CARTER
Notary Public, Maine
My Commission Expires April 28, 2017



KeyBank, National Association joins in this conveyance for the sole purpose of releasing Parcel One of the within described easement from the liens of the mortgage from Ronald R. Roy and Sandra L. Roy dated November 21, 2006, recorded in Book 6980, Page 146 and of Assignment of Rents dated November 21, 2006 and recorded in said Registry Book 6980, Page 157 of the Androscoggin County Registry of Deeds and for releasing Parcel Two of the within described easement from the liens of the mortgage from Ronald R. Roy and Sandra L. Roy, dated November 21, 2006, recorded in Androscoggin County Registry of Deeds in Book 6980, Page 165 and of Assignment of Rents dated November 21, 2006 and recorded in Book 6980, Page 177

KEY BANK, NATIONAL ASSOCIATION

[Signature]
Witness

By: [Signature]
Name: STEPHEN J. MALONEY
Its:

State of Maine ~~Ohio~~
County of Cumberland, ss.

April 14th, 2010

Then personally appeared the above-named Stephen Maloney (name),
VP (title) of KeyBank, National Association and acknowledged the foregoing to be his/her free act and deed in his/her said capacity and the free act and deed of said KeyBank, National Association.

Before me,

[Signature]
Name:
Notary Public/Attorney-at-Law
Commission expires: _____

NANCY LEE LEGROW
Notary Public, Maine
My Commission Expires
November 18, 2012

SEAL

Merrill Road Associates joins in this conveyance for the sole purpose of releasing the within described easement from the lien of the mortgage from Ronald Roy and Sandra Roy, dated November 21, 2006, recorded in Androscoggin County Registry of Deeds in Book 6980, Page 186.

MERRILL ROAD ASSOICATES

Witness

By: B. Richard Tonoli
B. Richard Tonoli
Its: Managing Partner

State of Maine
County of Androscoggin, ss.

March 29, 2010

Then personally appeared the above-named B. Richard Tonoli, Managing Partner of Merrill Road Associates and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said Merrill Road Associates.

Before me,

Pamela J. Emons
Name: _____
Notary Public/Attorney-at-Law
Commission expires: _____

PAMELA J. EMMONS
Notary Public, Maine
My Commission Expires December 19, 2016



ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS