

# WARRANTY DEED

David G. Nutting and Karen E. Nutting of Lewiston, 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**

with **WARRANTY COVENANTS**

a certain lot or parcel of land, together with any buildings and improvements thereon, situated in **Lewiston, County of Androscoggin, State of Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantors have set their hands and seals this 13<sup>th</sup> day of September, 2010.

MAINE REAL ESTATE  
TRANSFER TAX PAID

*David G. Nutting*  
Witness

*David G. Nutting*  
David G. Nutting

*Karen E. Nutting*  
Witness

*Karen E. Nutting*  
Karen E. Nutting

State of Maine  
County of Kennebec, ss.

September 13, 2010

Then personally appeared the above-named **David G. Nutting and Karen E. Nutting** and acknowledged the foregoing to be their free act and deed.

Before me,

*Donald E. Guild*

Name:  
Notary Public/Attorney-at-Law  
Commission expires: \_\_\_\_\_

**SEAL**

DONALD E. GUILD  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 5, 2017

EXHIBIT A

Certain lots and parcels of land situated in Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

PARCEL ONE: A certain lot or parcel of land situated in Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

Beginning at an iron pin set on the assumed northeasterly limit of Larrabee Road at the southerly limit of land of Lawrence Mennealy and at the westerly limit of land of Louis C. Jean and Claire M. Jean. Said pin is located about 1105 feet southeasterly of the southeasterly limit of Main Street. Said pin is also located S 55°16' E, 111.7 feet from the center of the northerly end of a 4 foot diameter concrete culvert running under Larrabee Road. Said pin is also located N 9°32' W, 69.3 feet from the northerly corner of the house presently owned and occupied by Louis C. and Claire M. Jean.

Thence the line runs at a magnetic bearing N 53°31'13"E along said land of Louis C. and Claire M. Jean 721.31 feet to an iron pin set; thence N 38°11'45" W along land of Central Maine Power Company 357.59 feet to an iron pin set; thence S 40°14'26" W along other land of Lawrence Mennealy 665.17 feet to an iron pin set; thence S 40°14'26" W 10.00 feet to an angle point at or near the center of a brook; thence Southeasterly along the center of said brook to an angle point which is located S 23°58'42" E along a tie line 35.57 feet from the preceding angle point; thence Southwesterly along the center of said brook to an angle point which is located S 40°43'23" W along a tie line 33.52 feet from the preceding angle point; thence Southwesterly along the center of said brook to an angle point which is located S 26°54'02" W, 20.67 feet from the preceding angle point; thence S 38°31'22" E along the assumed northeasterly limit of Larrabee Road 10.00 feet to an iron pin set; thence S 38°31'22" E along the assumed northeasterly limit of Larrabee Road 141.02 feet to the point of beginning. Containing 195,080 square feet or 4.47 acres.

PARCEL TWO: A certain lot or parcel of land located on the Larrabee Road, Lewiston, Maine, County of Androscoggin, State of Maine, bounded and described as follows:

Beginning at a point on the apparent northeast sideline of Larrabee Road in Lewiston, Maine, at the center of a brook at the southeasterly corner of land now or formerly of David Nutting as described in a deed recorded in the Androscoggin County Registry of Deeds Book 3168, Page 61, and lying N 37° 50'15" W 10.00 feet from a witness iron rod found; thence along the center of said brook in a general northerly and westerly direction and along land of said Nutting to a point in said brook, said point lying N 12°58'59" E 77.99 feet from the point of beginning.

Thence along land of said Nutting N 40°52'38" E 10.00 feet to an iron rod witness found; thence along land of said Nutting same course N 40°52'38" E 665.18 feet to an iron rod found and land now or formerly of Central Maine Power Company; thence along land of said Central Maine Power Company N 37°33'59" W 148.00 feet to an iron rod set and land now or formerly of Lawrence Mennealy; thence along land of said Mennealy S 37°07'08" W 748.95 feet to an iron rod set and the apparent northeast sideline of Larrabee Road; thence along said Larrabee Road S 37°50'15" E 135.00 feet to the center of said brook and the point of beginning; said described

tract containing 90,655 square feet or 2.08 acres, more or less.

The term "iron rod set" refers to a 5/8" diameter steel reinforcing bar set with an aluminum survey cap bearing the legend "R.D. Redmond PLS 2084."

Meaning and intending to convey the same premises conveyed in the deed from David G. Nutting to David G. Nutting and Karen E. Nutting dated April 14, 2003 and recorded in Book 5382, Page 85 of Androscoggin County Registry of Deeds.