

Moscow Road  
Site  
8/15/86

KNOW ALL MEN BY THESE PRESENTS,

10249

That BINGHAM LAND CO., a corporation organized and existing under the laws of the State of Maine and located at 60 Front Street, Waterville, in the County of Kennebec and State of Maine 04901, in consideration of One Dollar and other valuable consideration paid by CENTRAL MAINE POWER COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of Maine, and whose mailing address is Edison Drive, Augusta, Kennebec County, Maine 04336, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Central Maine Power Company, its successors and assigns forever, three certain tracts or parcels of land situated in the Town of Moscow, County of Somerset and State of Maine, more particularly described as follows:

## Tract "A"

All that tract or parcel of land situate in the Town of Moscow, County of Somerset, State of Maine, and more particularly described as follows:

Beginning at a point distant N-79°-17'-27"-E a distance of 43.30 feet from a point that is a common corner to the following Lots and Ranges in the original Lotting Plan for the Town of Moscow-Southeast corner of Lot 10 Range 4; southwest corner of Lot 10 Range 3; northwest corner of Lot 9 Range 3; and northeast corner of Lot 9 Range 4. Said common corner having coordinates of:

N-480292.46  
E-153335.74

In the Maine Coordinate System - East Zone; proceeding thence:

1. Along lands of Bingham Land Company S-17°-16'-39"-E a distance of 570.60 feet to a point in the northerly line of Central Maine Power Co. right-of-way. Thence
2. Along said northerly line S-72°-43'-21"-W a distance of 85.67 feet to a point in the dividing line between Lot 9 Range 3 and Lot 9 Range 4. Thence
3. Along said dividing line N-13°-02'-20"-W a distance of 577.13 feet to the aforesaid common corner. Thence
4. Along the dividing line between Lot 10 Range 3 and Lot 9 Range 3 N-79°-17'-27"-E a distance of 43.30 feet to the point and place of beginning.

Containing 0.85 acres of land, more or less.

## Tract "B"

All that tract or parcel of land situate in the Town of Moscow, County of Somerset, State of Maine, and more particularly described as follows:

Beginning at a point distant N-79°-17'-27"-E a distance of 747.92 feet from a point that is a common corner to the following Lots and Ranges in the original Lotting Plan for the Town of Moscow - Southeast corner of Lot 10 Range 4; southwest corner of Lot 10 Range 3; northwest corner of Lot 9 Range 3; and northeast corner of Lot 9 Range 4. Said common corner having coordinates of:

N-480292.46  
E-153335.74

In the Maine Coordinate System - East Zone; proceeding thence:

1. N-79°-17'-27"-E a distance of 2155.89 feet along lands of Scott Paper Co. to the north and lands of owner to the south to a point in the Central Maine Power Co. right-of-way northerly line;
2. Thence S-39°-14'-35"-W a distance of 441.21 feet along said northerly line thru lands of Central Maine Power Co. to a corner of said right-of-way;
3. Thence S-72°-43'-21"-W a distance of 1773.73 feet along the northerly right-of-way line of Central Maine Power Co. to the southeast corner of lands N/F of Bingham Land Company;
4. Thence N-17°-16'-39"-W a distance of 490.00 feet along the easterly line of lands of Bingham Land Company to the point and place of beginning.

Containing 17.00 acres of land, more or less.

Tract "C"

All that tract or parcel of land situate in the Town of Moscow, County of Somerset, State of Maine, and being more particularly described as follows:

Beginning at a point distant S-10°-27'-35"-E along the dividing line between Lot 9 Range 2 to the east and Lot 9 Range 3 to the west a distance of 392.05 feet from a point that is a common corner to the following Lots and Ranges in the original Lotting Plan for the Town of Moscow - Southeast corner of Lot 10 Range 3; Southwest corner of Lot 10 Range 2; Northwest corner of Lot 9 Range 2; and Northeast corner of Lot 9 Range 3. Said common corner having coordinates of:

N-480952.41  
E-156825.36

In the Maine Coordinate System, East Zone; proceeding thence:

1. S-72°-43'-21"-W a distance of 753.65 feet thru lands N/F of Bingham Land Company to a point in the southerly line of the Central Maine Power Company right-of-way;
2. Thence along said southerly line N-39°-14'-35"-E a distance of 743.31 feet along lands of Central Maine Power Co. to the west and lands N/F of Bingham Land Co. to the east to a point;
3. Thence along the dividing line between Lot 10 Range 3 to the north and Lot 9 Range 3 to the south

N-79°-17'-27'-E a distance of 181.40 feet along lands of Scott Paper Co. to the north and lands N/F of Bingham Land Company to the south to the aforesaid common corner;

4. Thence S-10°-27'-35"-E a distance of 392.05 feet along lands of Scott Paper Co. to the east and lands N/F of Bingham Land Co. to the west to the point and place of beginning.

Containing 4.36 acres of land, more or less.

The above-described premises are excepted and excluded from the lien of the Grantee's First and General Mortgage to Old Colony Trust Company, Trustee, dated as of June 1, 1921, as supplemented and amended, under which State Street Bank and Trust Company is successor Trustee, and from the Grantee's General and Refunding Mortgage to The First National Bank of Boston, Trustee, dated as of April 15, 1976, as supplemented and amended, as property which is "not for the primary purposes of the Company's business."

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Central Maine Power Company, its successors and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Bingham Land Co. has caused this instrument to be sealed with its corporate seal and signed in its corporate name <sup>by</sup> ~~to~~ William R Lowry, its TREASURER, thereunto duly authorized, this 15th day of AUGUST, in the year one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered  
in presence of

J. Label ant

BINGHAM LAND CO.

By:

William R. Lowry  
William R. Lowry

Its

SEAL

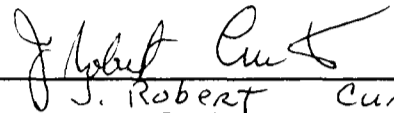
STATE OF MAINE

County of *Somerset*, ss.

August 15, 1986

Then personally appeared the above-named *William R. Lowry*,  
*Treasurer* of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

  
\_\_\_\_\_  
*J. Robert Curtis*  
~~Justice of the Peace~~  
Notary Public  
~~Attorney at Law~~

**J. ROBERT CURTIS**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
DECEMBER 30, 1982

RECEIVED SOMERSET SS  
1986 SEP 10 AM 8:30  
RECORDED FROM ORIGINAL

O P T I O N

KNOW ALL MEN BY THESE PRESENTS,

That BINGHAM LAND CO., a Maine corporation having an office and place of business at 60 Front Street, Waterville, in the County of Kennebec and State of Maine 04901, in consideration of One Dollar and other valuable consideration paid by CENTRAL MAINE POWER COMPANY of Augusta, Kennebec County, Maine, 04336, receipt of which is hereby acknowledged, does for itself, its successors and assigns, hereby offer and agree to sell and convey by good and sufficient title to the said Central Maine Power Company, its successors and assigns, for the sum of Two Hundred Nine (\$209.00) Dollars per acre, the following described real estate and property situated in the Town of Moscow, County of Somerset and State of Maine, owned by it, to wit:

Tract "A"

All that tract or parcel of land situate in the Town of Moscow, County of Somerset, State of Maine, and more particularly described as follows:

Beginning at a point distant N-79°-17'-27"-E a distance of 43.30 feet from a point that is a common corner to the following Lots and Ranges in the original Lotting Plan for the Town of Moscow - Southeast corner of Lot 10 Range 4; southwest corner of Lot 10 Range 3; northwest corner of Lot 9 Range 3; and northeast corner of Lot 9 Range 4. Said common corner having coordinates of:

N-480292.46  
E-153335.74

In the Maine Coordinate System - East Zone; proceeding thence:

1. Along lands of Bingham Land Company S-17°-16'-39"-E a distance of 570.60 feet to a point in the northerly line of the Central Maine Power Co. right-of-way. Thence
2. Along said northerly line S-72°-43'-21"-W a distance of 85.67 feet to a point in the dividing line between Lot 9 Range 3 and Lot 9 Range 4. Thence
3. Along said dividing line N-13°-02'-20"-W a distance of 577.13 feet to the aforesaid common corner. Thence
4. Along the dividing line between Lot 10 Range 3 and Lot 9 Range 3 N-79°-17'-27"-E a distance of 43.30 feet to the point and place of beginning.

Containing 0.85 acres of land, more or less.

Tract "B"

All that tract or parcel of land situate in the Town of Moscow, County of Somerset, State of Maine, and more particularly described as follows:

Beginning at a point distant N-79°-17'-27"-E a distance of 747.92 feet from a point that is a common corner to the following Lots and Ranges in the original Lotting Plan for the Town of Moscow - Southeast corner of Lot 10 Range 4; southwest corner of Lot 10 Range 3; northwest corner of Lot 9 Range 3; and northeast corner of Lot 9 Range 4. Said common corner having coordinates of:

N-480292.46  
E-153335.74

In the Maine Coordinate System - East Zone, proceeding thence:

1. N-79°-17'-27"-E a distance of 2155.89 feet along lands of Scott Paper Co. to the north and lands of owner to the south to a point in the Central Maine Power Co. right-of-way northerly line;

2. Thence S-39°-14'-35"-W a distance of 441.21 feet along said northerly line thru lands of Central Maine Power Co. to a corner of said right-of-way;

3. Thence S-72°-43'-21"-W a distance of 1773.73 feet along the northerly right-of-way line of Central Maine Power Co. to the southeast corner of lands N/F of Bingham Land Company;

4. Thence N-17°-16'-39"-W a distance of 490.00 feet along the easterly line of lands of Bingham Land Company to the point and place of beginning.

Containing 17.00 acres of land, more or less.

Tract "C"

All that tract or parcel of land situate in the Town of Moscow, County of Somerset, State of Maine, and being more particularly described as follows:

Beginning at a point distant S-10°-27'-35"-E along the dividing line between Lot 9 Range 2 to the east and Lot 9 Range 3 to the west a distance of 392.05 feet from a point that is a common corner to the following Lots and Ranges in the original Lotting Plan for the Town of Moscow - Southeast corner of Lot 10 Range 3; Southwest corner of Lot 10 Range 2; Northwest corner of Lot 9 Range 2; and Northeast corner of Lot 9 Range 3. Said common corner having coordinates of:

N-480952.41  
E-156825.36

In the Maine Coordinate System, East Zone; proceeding thence:

1. S-72°-43'-21"-W a distance of 753.65 feet thru lands N/F of Bingham Land Company to a point in the southerly line of the Central Maine Power Company right-of-way;

2. Thence along said southerly line N-39°-14'-35"-E a distance of 743.31 feet along lands of Central Maine Power Co. to the west and lands N/F of Bingham Land Co. to the east to a point;

3. Thence along the dividing line between Lot 10 Range 3 to the north and Lot 9 Range 3 to the south N-79°-17'-27"-E a distance of 181.40 feet along lands of Scott Paper Co. to the north and lands N/F of Bingham Land Company to the south to the aforesaid common corner;

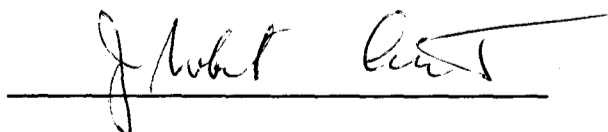
4. Thence S-10°-27'-35"-E a distance of 392.05 feet along lands of Scott Paper Co. to the east and lands N/F of Bingham Land Co. to the west to the point and place of beginning.

Containing 4.36 acres of land, more or less.

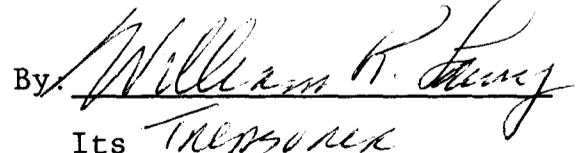
The foregoing offer and agreement is upon condition that the same is accepted by said Central Maine Power Company in writing on or before three (3) months from date hereof, and the consideration paid for this option is to be applied toward the purchase price agreed upon herein.

Signed and sealed this 19<sup>th</sup> day of JUNE, 1986.

Witness:



BINGHAM LAND CO.

By:   
Its Treasurer

STATE OF MAINE

ss.

June 19, 1986

Personally appeared the above-named William R. Lawry  
of Bingham Land Co., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Bingham Land Co., before me,

J. Robert Curtis  
J. Robert Curtis  
Notary Public

My commission expires  
December 30, 1992.

J. Robert Curtis

*Handwritten notes:*  
M...  
P...  
L...

STATE OF MAINE  
County of *Somerset*, ss.

August 15, 1986

Then personally appeared the above-named *William R. Lowrey*  
, *Treasurer* of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

*J. Robert Curtis*

~~Justice of the Peace~~  
Notary Public  
~~Attorney at Law~~

J. ROBERT CURTIS  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
DECEMBER 30, 1992

RECEIVED SOMERSET SS  
1986 SEP 10 AM 8:30  
RECORDED FROM ORIGINAL