

**TRANSFER
TAX
PAID**

WARRANTY DEED

David Charles Berry of Bethel, 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 **Windsor**, County of **Kennebec**, State of **Maine**, bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor has set his hand and seal this 3rd day of February, 2009.

Donald E. Guild
Witness

David Charles Berry
David Charles Berry

State of Maine
County of Kennebec, ss.

June 26, 2009

Then personally appeared the above-named **David Charles Berry** and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,

Donald E. Guild
Name: _____
Notary Public/Attorney-at-Law
Commission expires: _____



DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2010

Received Kennebec SS,
5/7/11/2009 10:05AM
Pages 3 Added:
NEWLY APPOINTED
REGISTER OF DEEDS

3 L. Guild

EXHIBIT A

PARCEL ONE:

A certain lot or parcel of land, with any buildings thereon, situated on the northerly side of Maxcy's Mills Road, in the Town of Windsor, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a point on the northerly side of Maxcy's Mills Road being the southwesterly corner of land of Central Maine Power Company described in the deed recorded in the Kennebec County Registry of Deeds in Book 514, Page 557;

Thence North $58^{\circ} 56' 22''$ West along the northerly sideline of said Maxcy's Mills Road a distance of 60.40 feet to other land of Central Maine Power Company described in the deed recorded in said Registry in Book 762, Page 351;

Thence North $16^{\circ} 40' 38''$ East along said land of Central Maine Power Company described in Book 762, Page 351 a distance of 256.28 feet to land of Central Maine Power Company described in the deed recorded in said Registry in Book 9846, Page 88;

Thence North $28^{\circ} 24' 00''$ East along said land of Central Maine Power Company described in Book 9846, Page 88 a distance of 304.78 feet to a point;

Thence South $59^{\circ} 06' 00''$ East along land of Central Maine Power Company described in Book 9846, Page 88 a distance of 45.51 feet to a point on the northwesterly line of land of Winter Scientific Institution described in the deed recorded in said Registry in Book 1253, Page 176;

Thence South $15^{\circ} 02' 37''$ West along the northwesterly line of said land of Winter Scientific Institution a distance of 476.15 feet to said land of Central Maine Power Company described in Book 514, Page 557;

Thence North $58^{\circ} 56' 22''$ West along said land of Central Maine Power Company described in Book 514, Page 557 a distance of 66.00 feet to a point;

Thence South $15^{\circ} 02' 37''$ West along said land of Central Maine Power Company described in Book 514, Page 557 a distance of 99.00 feet, to the point of beginning, containing 49,176 square feet or 1.13 acres.

Reference is made to a survey by Owen Haskell, Inc. Job #2009-051 W-K dated May 6, 2009, revised June 1, 2009 for a further description of the above-described premises.

All bearings are based on UTM Zone 19- North.

Meaning and intending to convey a portion of the premises described in the deed from Nathaniel L. Berry, III and Beverly F. Berry to Nathaniel L. Berry, III, Beverly F. Berry, Nathaniel Leander Berry IV and David Charles Berry, dated October 15, 1986, recorded in Kennebec County Registry of Deeds

in Book 3042, Page 157. Nathaniel L. Berry III died February 2, 2007 leaving Beverly F. Berry, Nathaniel L. Berry IV and David Charles Berry as surviving joint tenants. See also release deeds from Beverly F. Berry and Nathaniel L. Berry IV recorded in said Registry in Book 9449, Page 22 and Book 9458, Page 42.

PARCEL TWO:

Also hereby conveying, without warranty covenants, all right, title and interest to the narrow gauge railroad bed abutting parcel one above.