

TRANSFER
TAX
PAID

WARRANTY DEED

Received Kennebec SS.
06/30/2010 8:53AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

Shellie R. Nichols of Windsor, 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**

certain lots or parcels 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 her hand and seal this 29th day of June, 2010.



Witness



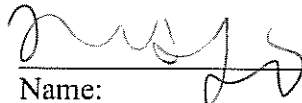
Shellie R. Nichols

State of Maine
County of Kennebec, ss.

June 29, 2010

Then personally appeared the above-named **Shellie R. Nichols** and acknowledged the foregoing to be her free act and deed.

Before me,



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

③ LINDA B. GIFFORD
MY COMMISSION EXPIRES
NOVEMBER 4, 2010

EXHIBIT A

PARCEL ONE:

A certain lot or parcel of land together with the buildings thereon situated in the Town of Windsor, Kennebec County, State of Maine, and more particularly bounded and described as follows:

Beginning on the easterly side of the westerly branch of the Sheepscot River at the southwesterly corner of land now or formerly of Bert Moody and running easterly along said Moody land to the road which runs from Coopers Mills to Weeks Mills; thence along said road in a southerly direction about forty (40) rods; thence across said road continuing in an easterly direction along land now or formerly of James Erskine to a corner in said Erskine's land; thence southerly along said Erskine's land to land formerly owned by John Halpen; thence westerly along land formerly owned by Nehemiah Turner to said West branch; thence along said west branch to the point of beginning.

Excepting from the above described premises certain lots or parcels of land conveyed by the following deeds:

- A. Deed from Arthur E. Sproul to Central Maine Power Company dated March 6, 1940 and recorded in the Kennebec County Registry of Deeds in Book 761, Page 429;
- B. Deed from Arthur E. Sproul to State of Maine for highway purposes dated March 25, 1949 and recorded in the Kennebec County Registry of Deeds in Book 873, Page 174;
- C. Deed from Arthur E. Sproul and Esther D. Sproul to Central Maine Power Company dated November 15, 1955 and recorded in the Kennebec County Registry of Deeds in Book 1029, Page 392;
- D. Deed from Arthur E. Sproul and Esther D. Sproul to Central Maine Power Company dated November 20, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1509, Page 882;
- E. Deed from Arthur E. Sproul and Esther D. Sproul to Harriman C. Philbrick and Dorothy A. Philbrick dated January 6, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1512, Page 433;
- F. Deed from Arthur E. Sproul and Esther D. Sproul to Harriman C. Philbrick and Dorothy A. Philbrick dated March 9, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1519, Page 129;
- G. Deed from Arthur E. Sproul and Esther D. Sproul to William S. Mims and Diane L. Mims dated September 10, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1763, Page 282;
- H. Deed from Arthur E. Sproul and Esther D. Sproul to Joseph W. Smith and Arlene S. Smith dated November 17, 1977 and recorded in the Kennebec County Registry of Deeds in Book 2060, Page 315;
- I. Deed from Arthur E. Sproul and Esther D. Sproul to William R. Sproul dated January 16, 1974 and recorded in the Kennebec County Registry of Deeds in Book 2109, Page 135;
- J. Deed from Arthur E. Sproul and Esther D. Sproul to Robert J. Burns and Gail C. Burns dated February 4, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2769, Page

344;

K. Deed from Arlene S. Smith to Russell A. Sproul dated January 27, 1986 and recorded in said Registry of Book 2928, Page 213;

L. Deed from Russell A. Sproul to Arlene S. Smith and Joseph W. Smith dated January 24, 1986 and recorded in said Registry in Book 2928, Page 211;

M. Deed from Arlene S. Smith and Russell A. Sproul to William R. Sproul dated November 10, 1984 and recorded in said Registry in Book 3919, Page 49.

Subject to the easement from Arlene S. Smith and Russell A. Sproul to Maritimes & Northeast Pipeline LLC, dated March 19, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5919, Page 309; easement from Arlene S. Smith and Russell A. Sproul to Maritimes & Northwest Pipeline LLC dated March 26, 1999 and recorded in said Registry in Book 5919, Page 144; rights and easements conveyed to Central Maine Power Company and benefited by rights and easements conveyed to Central Maine Power Company and benefited by rights and easements retained in instruments set forth in deeds at Book 761, Page 429; Book 1029, Page 392 and Book 1509, Page 882; and rights and easements conveyed to the State of Maine in the deed set forth in the deed at Book 873, Page 174.

PARCEL TWO:

A certain lot or parcel of land, with the buildings thereon, situated on the west side of the road from Coopers Mills to China, in Windsor, County of Kennebec, State of Maine, bounded and described as follows:

Commencing at an iron pin in the line of said road at the northeasterly corner of premises now or formerly of William Sproul; thence continuing in a westerly direction along his northerly line two hundred (200) feet, more or less, to an iron pipe; thence continuing in a northerly direction one hundred seventy (170) feet, more or less, to a large rock; thence continuing in an easterly direction two hundred (200) feet, more or less, to a large pine tree on the line of the road; thence continuing in a southerly direction along the westerly line of said road two hundred sixty-eight (268) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises conveyed in the deed from Robert A. Robinson to Shawn J. Nichols and Shellie R. Nichols dated January 3, 2006 and recorded in Book 8757, Page 306 of the Kennebec County Registry of Deeds. See also Release Deed from Shawn J. Nichols to Shellie R. Nichols dated March 30, 2010 and recorded in Book 10385, Page 100 of the said Registry of Deeds.

PARCEL THREE:

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