

TRANSFER
TAX
PAID

WARRANTY DEED

Received Kennebec SS.
08/10/2010 11:35AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTRAR OF DEEDS

Gerard M. FitzGerald 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

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 13th day of August, 2010.

[Signature]
Witness

[Signature]
Gerard M. FitzGerald

State of Maine
County of Kennebec, ss.

August 13, 2010

Then personally appeared the above-named Gerard M. FitzGerald and acknowledged the foregoing to be his free act and deed.

Before me,

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

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



② L. Gifford

EXHIBIT A

A certain lot or parcel of land situated on the westerly side of, but not adjacent to, Cooper's Mills Road in the Town of Windsor, County of Kennebec and State of Maine, bounded and described as follows:

Beginning at a southwesterly corner of land now or formerly of Gerard M. Fitzgerald described in the deed recorded in Kennebec County Registry of Deeds in Book 5060, Page 167 on the southeasterly line of the former railroad location, now or formerly of Winter Scientific Institutions described in the deed recorded in said Registry in Book 1253, Page 176;

Thence North 15° 02' 37" East along the northwesterly line of said Fitzgerald and the southeasterly line of said land now or formerly of Winter Scientific Institutions a distance of 100.19 feet to the southwesterly corner of land now or formerly of Robert J. Randazzo, Jr. described in the deed recorded in said Registry in Book 9723, Page 334;

Thence South 57° 14' 16" East along the southerly line of said land now or formerly of Randazzo a distance of 12.70 feet to a point;

Thence South 19° 24' 48" West along remaining land of said Fitzgerald a distance of 97.85 feet to land now or formerly of Nathaniel L. Berry, III, et al. described in the deed recorded in Book 9037, Page 146;

Thence North 59° 55' 16" West along said land now or formerly of Berry a distance of 4.80 feet to the point of beginning, containing 837 square feet or 0.02 acres.

Reference is made to a survey by Owen Haskell, Inc. Job #2009-051 W-K Revised 6/1/09 for further description of the above described premises.

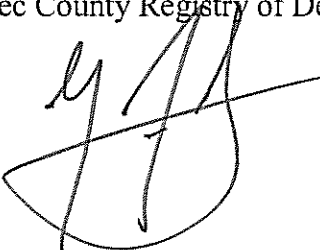
All bearing are based on UTM Zone 19 - North.

Reserving to Gerard M. FitzGerald, his heirs and or assigns, the right to cross over the above-described parcel for the sole purpose of repairing, maintaining or replacing the well located adjacent to the above-described parcel on remaining land of said Gerard M. FitzGerald. Such access shall not interfere with Central Maine Power Company's use of its land for the transmission of electrical energy and related activities.

Also releasing all right, title and interest to the narrow gauge railroad bed abutting the above-described parcel.

Meaning and intending to convey a portion of the premises conveyed in the deed from Gerard M. FitzGerald and Suzanne S. Parks to Gerard M. FitzGerald dated January 16, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5060, Page 167.

CMT-

A handwritten signature in black ink, appearing to be "G M Fitzgerald", written over a large, stylized scribble or signature.

PARTIAL RELEASE OF MORTGAGE

KNOW ALL BY THESE PRESENTS THAT, Chase Home Finance/JPMorgan Chase Bank, N.A., successor by merger to Washington Mutual Bank, FA a financial institution with an office in _____, County of _____, State of _____ holder of a certain mortgage given by Gerard M. Fitzgerald to Washington Mutual Bank, F.A. dated October 15, 2006 and recorded in the Kennebec County Registry of Deeds in Book 9124, Page 94, does hereby acknowledge that it has received partial payment and satisfaction thereof and the debt thereby secured and in consideration thereof does hereby release from said mortgage unto the said Gerard M. Fitzgerald, his heirs and assigns forever, the portion of the mortgaged premises, and only such portion, as described in Exhibit A attached hereto.

IN WITNESS THEREOF, the said Chase Home Finance/IP Morgan Chase Bank, N.A. has caused this instrument to be executed by its duly authorized officer, this 3rd day of AUGUST, 2010.

Doc # 2010021807
Book 10502 Page 0343
Received Kennebec SS.
08/18/2010 11:35AM
Pages 2 Attest:
JEWELLY JUSTIN-HATHERWAY
REGISTER OF DEEDS

Chase Home Finance/
JP Morgan Chase Bank, N.A.
SUCCESSOR BY PURCHASE TO :

Sean McFarland
Witness SEAN MCFARLAND

By: Michael Samuel
Name: MICHAEL SAMUELS
Its: VICE PRESIDENT

State of ARIZONA
County of MAHARISHI, ss.

AUGUST 3, 2010

Then personally appeared the above-named MICHAEL SAMUELS (name), VICE PRESIDENT (title) of Chase Home Finance/IP Morgan Chase Bank, N.A. 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 Chase Home Finance/IP Morgan Chase Bank, N.A..

Before me,



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

② L. Gifford

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BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

PARTIAL RELEASE OF MORTGAGE

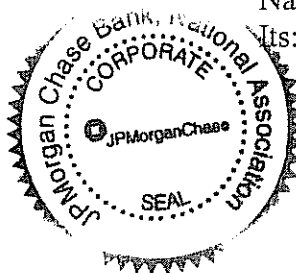
KNOW ALL BY THESE PRESENTS THAT,
JPMorgan Chase Bank NA, a National Association with an
office in Monroe, County of Ouachita, State of Louisiana holder of a certain
mortgage given by Gerard M. Fitzgerald to Washington Mutual Bank, F.A., dated August 26,
2006, and recorded in the Kennebec County Registry of Deeds in Book 9070, Page 1, does
hereby acknowledge that it has received partial payment and satisfaction thereof and the debt
thereby secured and in consideration thereof does hereby release from said mortgage unto the
said Gerard M. Fitzgerald, his heirs and assigns forever, the portion of the mortgaged premises,
and only such portion, as described in Exhibit A attached hereto.

IN WITNESS THEREOF, the said JPMorgan Chase Bank, NA
has caused this instrument to be executed by its duly authorized officer, this 8th day of
July, 2010.

JPMorgan Chase Bank, NA as Successor in Interest
from The Federal Deposit of Insurance Corporation
as Receiver for Washington Mutual Bank Formerly
Washington Mutual Bank, FA

Rena Brantley
Witness Rena Brantley

By: [Signature]
Name: Lisa Ferrington, Vice President
Is: Vice President



State of LOUISIANA
County of OUACHITA, ss.

July 8th, 2010

Then personally appeared the above-named Lisa Ferrington (name),
Vice President (title) of JPMorgan Chase Bank, NA 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 JPMorgan Chase Bank, NA

Before me,

[Signature]
Name: Vicki C. Knighten
Notary Public/Attorney-at-Law
Commission expires: Lifetime

OFFICIAL SEAL
VICKI C. KNIGHTEN #54291
NOTARY PUBLIC OUACHITA PARISH
STATE OF LOUISIANA LIFETIME COMMISSION

EXHIBIT A

② L. Gifford

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