

William M. Fann, Esq.

-2-

June 30, 1969

October 29, 1947 in Book 868, Page 467 on the North side of the State Highway which I would double check as to locus.

7. There is a conveyance to Central Maine Power Company by Annie S. Wescott by warranty deed dated March 11, 1941 and Recorded in Book 770, Page 484 of a two hundred (200) foot strip.

8. There is a right to place signs granted Burma-Shave in Book 770, Page 484.

9. There is a conveyance by Lawrence F. Record et ux to Dewey M. Brown et ux June 24, 1966 in Book 1420, Page 804 which I would check as to locus.

Yours truly,

Ralph M. Clark

Ralph M. Clark

RMC/sh

cc Myron Curtis
G. G. Beverage

RECEIVED

JUN 30 1969

LEGAL DEPT

BOOK 1501 PAGE 104

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 we do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances; that we have good right to sell and convey the same to the Grantee to hold as aforesaid; and that we and our heirs, 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, we, the said Lawrence F. Record and Edith E. Record, being husband and wife,

##

/s/ LFR/ER/

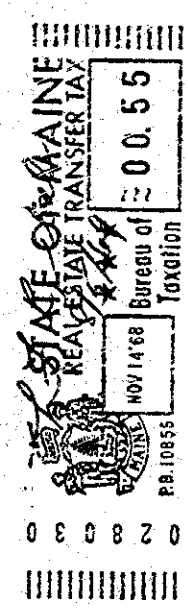
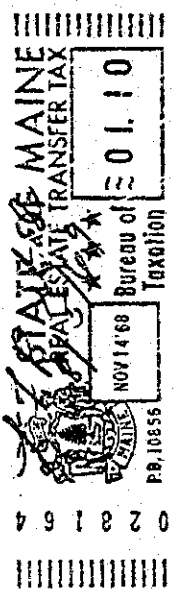
~~Witness by this deed as Grantee~~ ~~and Assignees~~ ~~have hereunto set our hand(s) and seal(s) this 5th day of August~~, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of



Lawrence F. Record
Edith E. Record

Lawrence F. Record
Edith E. Record



STATE OF MAINE KENNEBEC ss. August 5 1969.

Personally appeared the above named Lawrence F. Record and Edith E. Record and acknowledged the above instrument to be their free act and deed.

Before me,

Lawrence C. Emery
Justice of the Peace

KENNEBEC SS,
RECEIVED 8/12/69 JHE-MLM
AND RECEIVED FROM ORIGINAL

Section #392
Parcel #115

WARRANTY DEED

From

LAWRENCE F. RECORD, ET AL

To

CENTRAL MAINE POWER COMPANY - ⁴⁰⁰⁰

Dated August 5, 1969

STATE OF MAINE

Kennebec ss. Registry of Deeds

Received August 12, 1969

at 9 H., M., A M., and

recorded in Book 1501 Page 103 ¹⁰²

Attest: *Edmund W. ...*
Register.

Consideration
\$1200.00

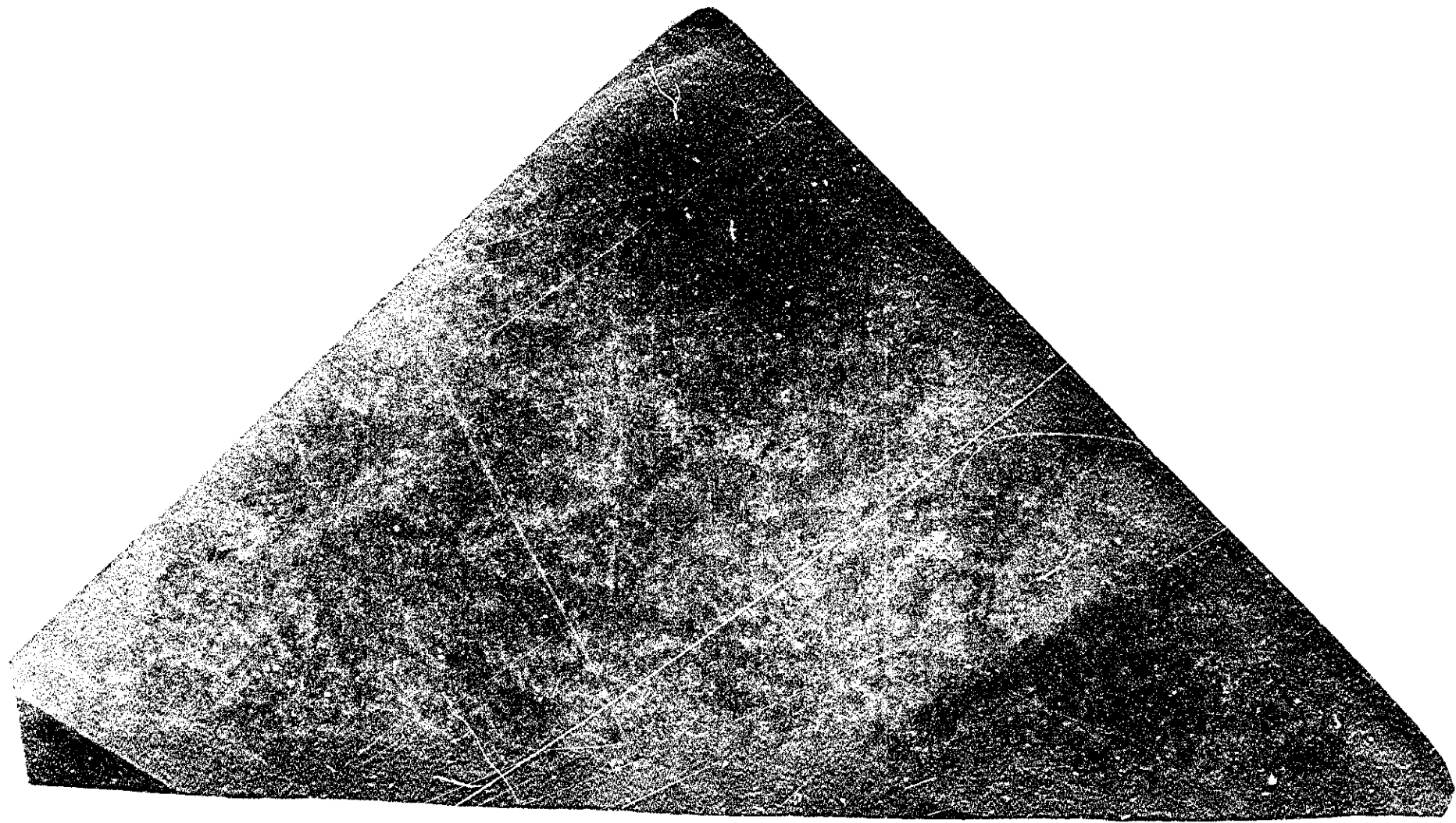
W.C. 69-245-330011
0001-99-133700

Check
#26462

R/W
#2737

ACCOUNTING DEPT. NOTATIONS
 VOUCHER NO. 7-1582
 DATE 7/15/69
 APPROVED BY *[Signature]*
 CHECK NO. *[Signature]*
 RECEIVED BY *[Signature]*
 REVENUE FROM
 COMPTROLLER
 6966 9 2 9 1969

C. M. P. JO. NOTATIONS
 OPER. DEPT. *[Signature]*
 OK AS TO SUBSTANCE
 LEGAL DEPT. *[Signature]*
 OK AS TO FORM
 TREATS DEPT. *[Signature]*
 NOTED & APPROVED
 CLAIMS DEPT. *[Signature]*
 NOTED & APPROVED
 COMPTROLLER *[Signature]*
 NOTED *[Signature]*
 OK FOR FILING *[Signature]*



11/7-1887

12/15/69 08356

BOOK 1501 PAGE 103

Know All Men By These Presents 4/5/69

That we, LAWRENCE F. RECORD and EDITH E. RECORD, both of Windsor, in the County of Kennebec and State of Maine,

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 having an office and place of business at Augusta, County of Kennebec, said State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Central Maine Power Company, its successors and assigns, forever, certain lot(s) or parcel(s) of land in the town of ~~Windsor~~ Windsor, County of Kennebec, State of Maine, bounded and described as follows:

Being a strip of land 100 feet in width located northwesterly of and contiguous with a 200-foot strip of land owned by the Grantee herein and maintained as a right of way for its transmission line designated as Section 68 and extending from land now or formerly of Edith G. Joslyn in a general northeasterly direction crossing highway Route #17, so called, as now traveled, to land now or formerly of Primitivo Rico, et al, at the center of discontinued highway Route #17, so called, as now traveled.

Said parcel is more particularly bounded and described as follows: Bounded on the northeast by land of said Rico at the center of said discontinued highway Route #17; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Joslyn; and on the northwest by a line parallel with and 100 feet distant northwesterly measured at right angles from the northwesterly boundary line of said 200-foot strip of land of the Grantee.

The above-described strip of land being a part of the premises conveyed to the Grantors by Frank A. Trask, et ux, by deed dated December 15, 1948 and recorded in Kennebec County Registry of Deeds in Book 880, Page 418.

This conveyance is made subject to the right of the public to travel over, along and across said highway Route #17 (New) and highway Route #17 (Discontinued) as the same are now laid out and legally established for public use and lie within the limits of the above-described strip of land.

There is reserved to the Grantors, their heirs and assigns, the right to use, at their sole risk and expense, the premises hereby conveyed for agricultural purposes only; provided always, that this reservation is made on the express condition that no building or other structure will be erected, maintained or permitted to be erected or maintained by the Grantors, their heirs and assigns, on the premises hereby conveyed and that the use so reserved shall at all times be expressly subject to the prior right of the Grantee, its successors and assigns, to make such use of said premises as it or they may desire at any and all times, including the right to clear and keep clear said premises of all trees, timber and bushes growing thereon by such means as the Grantee, its successors and assigns, may select, without liability on the part of the Grantee, its successors and assigns, to the Grantors, their heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantors, their heirs and assigns do hereby release the Grantee, its successors and assigns, from any and all claims and demands of every kind and nature which the Grantors, their heirs and assigns now have or may have in the future against the Grantee, its successors and assigns, arising out of or in connection with the use of the premises hereby conveyed as above set forth.

Also excepting and reserving to the Grantors herein, their heirs and assigns, the right to cross the above-described strip on foot and with vehicles at such times and such places as will not in any way interfere with any use that the Grantee, its successors and assigns, may hereafter make of said strip in connection with carrying on its business as a public utility. In addition, the place or places of such crossing shall be satisfactory to the Grantee, and any use of said strip shall be in compliance with the provisions of the National Electrical Safety Code.

AREA CODE 207
TELEPHONE 882-4550
882-8551

RALPH M. CLARK
ATTORNEY AT LAW
SAVINGS BANK BUILDING
GARDINER, MAINE 04345

June 30, 1969

William H. Finn, Esq.
Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel 115 - Section 392 - Property Owners
Lawrence F. Record and Edith E. Record, -
Dork Order 0001-99-133700

Dear Mr. Finn:

I commenced my title search with a Warranty Deed from George W. McGuire to George W. Philbrick dated August 13, 1920 and recorded in Kennebec County Registry of Deeds in Book 589, Page 14. On June 27, 1969, Lawrence F. and Edith E. Record were record owners by virtue of a Warranty Deed from Frank A. Trask et ux dated December 15, 1948 and recorded in said Registry of Deeds in Book 880, Page 418, subject to the following restrictions:

1. Any bankruptcy proceedings and any and all provisions of any ordinance, municipal regulation or private law.
2. Any condition which an examination of the premises might reveal.
3. Current taxes have not been paid.
4. I have not examined the grantee index during the period of interest.
5. There are rights to New England Tel. and Tel. as reserved in Book 553, Page 195.
6. There is a conveyance by George W. Philbrick to Nancy C. Simmons in Book 674, Page 306 and dated November 15, 1930 on the North side of the State Highway. There is also a conveyance by Frank A. Trask et ux to Edward I. Larks et ux