

Deed Conveyed to Maine Power Co.

Know All Men By These Presents

8/2/67

That I, ALTON W. TOZIER, of Farmingdale, 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 (city) of 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 Robert C. Yorks, et al, at the center of the Griffin Road, so called, as now traveled, in a general northeasterly direction to land now or formerly of Donald Joslyn, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of said Joslyn; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Yorks at the center of said Griffin Road; 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 Grantor by Elizabeth W. Roderick by deed dated April 3, 1963 and recorded in Kennebec County Registry of Deeds in Book 1400, Page 252.

This conveyance is made subject to the right of the public to travel over, along and across said Griffin Road as the same is now laid out and legally established for public use and lies within the limits of the above-described strip of land.

There is reserved to the Grantor, his 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 Grantor, his 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 Grantor, his heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantor, his 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 Grantor, his 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 Grantor herein, his 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.

AUG 15 1969

APEA CODE 207
TELEPHONE 582-6550
582-6951

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

August 13, 1969

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

RE: Parcel #120 - Section 392 - Property
Owner Alton W. Tozier - Work Order
0001-99-133700

Dear Mr. Finn:

I commenced my title search with a Warranty Deed from Bert J. Marston to Eva Weeks dated June 30, 1921 and recorded in Kennebec County Registry of Deeds in Book 609, Page 501. On August 12, 1969, Alton Tozier was record owner by virtue of a Warranty Deed from Elizabeth W. Roderick dated April 3, 1963 and recorded in said Registry of Deeds in Book 1400, Page 252, and 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 is a right to Central Maine Power Company of a two hundred foot strip recorded in Book 771, Page 532 of said Registry and dated March 1, 1941.

RMC/sh

cc Myron Curtis
G. G. Beverage

Yours truly,



Ralph M. Clark

BOOK 1502 PAGE 830

TO HAVE AND TO HOLD the aforementioned 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 I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the Grantee to hold as aforesaid; and that I and my 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, I, the said Alton W. Tozier,

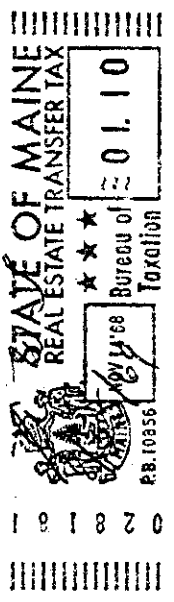
and I, Edna Tozier, wife of the said Alton W. Tozier,

joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 25th day of August, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

Edna Tozier
to both

Alton W. Tozier
Edna Tozier



STATE OF MAINE KENNEBEC ss. August 25 1969.

Personally appeared the above named Alton W. Tozier and acknowledged the above instrument to be his free act and deed.

Before me,

KENNEBEC SS. RECEIVED 9/3/69 9 M. J. A. AND RECORDED FROM ORIGINAL
John C. [Signature]
Justice of the Peace

FILE ROOM: SEP 18 1969

Section 392
Parcel 120

Consideration
\$ 700.00

W. O.
0001-99-133700

Check
42837 - \$ 100.00 (option)
59078 - \$ 600.00 (balance)

C. M. P. OT. NOTATIONS
OPER. DEPT. OK AS TO SUBSTANCE
LEGAL DEPT. OK AS TO FORM
TREAS. DEPT. NOTED & APPROVED
CLERKING DEPT. NOTED & APPROVED
COMPTROLLER NOTED
OK FOR FILING

WARRANTY DEED

From
ALTON W. TOZIER
To
CENTRAL MAINE POWER COMPANY

Dated August 25, 1969

STATE OF MAINE
Kennebec ss. Registry of Deeds
Received September 3, 1969.

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

recorded in Book 1502 Page 829

Attest: Edna D. Deane, Deputy Register.

abg

ACCOUNTING DEPT. NOTATIONS
VOUCHER NO. 8-1552
CLASSIFIED
PROPERTY ACQUISITION
LEASING
REVENUE
PROPERTY ACQUISITION
COMPTROLLER

INITIALS
AW

