

Know All Men By These Presents

BOOK 1502 PAGE 831

12/15/69

That we, ROBERT C. YORKS and HELEN V. YORKS, both of Windsor, in the County of Kennebec and State of Maine, and KENNEBEC SAVINGS BANK, a Maine banking corporation having an office and place of business at Augusta, in the County of Kennebec and said State of Maine, the said Kennebec Savings Bank joining in this conveyance for the limited purposes only as hereinafter set forth,

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 Waldo M. Joslyn in a general northeasterly direction to land now or formerly of Alton W. Tozier at the center of the Griffin Road, so called, as now traveled.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of said Tozier at the center of said Griffin Road; 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 Elizabeth W. Roderick by deed recorded in Kennebec County Registry of Deeds in Book 1417, Page 650; and also a part of the premises conveyed to the Grantors by said Roderick by deed dated November 15, 1966 and recorded in said Registry of Deeds in Book 1489, Page 353.

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 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, 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.

RALPH M. CLARK

ATTORNEY AT LAW

SAVINGS BANK BUILDING

GARDINER, MAINE 04345

August 7, 1969

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

RE: Parcel 119 - Section 392 - Property  
Owners Robert C. Yorks, et al - 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 7, 1969, Robert C. and Helen V. Yorks were record owners by virtue of a warranty deed from Elizabeth W. Roderick dated November 15, 1966 and recorded in said Registry of Deeds in Book 1489, Page 353, 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 deed from Eva A. Callahan to Central Maine Power Company of a two hundred (200) foot strip dated March 1, 1941 and recorded in said Registry in Book 771, Page 532.
6. There is a conveyance from Eva Callahan to Elizabeth W. Roderick reserving a life estate to Eva Callahan dated October 10, 1957. Question as to whether Eva Callahan is still living. Recorded in Book 1095, Page 170.
7. I don't know if your line is passing through parcel #1 or #2 of the reference given me, to-wit: 1489-353. Parcel #1 of the above book and page is located three hundred

1111 - 650

William M. Winn, Esq.

-2-

August 7, 1969

feet westerly of the road. Parcel #2 is described simply as a parcel three hundred feet on the Road and three hundred feet deep in the Southeasterly corner of the above premises, which does not seem to be too good a description.

Yours truly,

*Ralph M. Clark*

Ralph M. Clark

RMC/sh

cc Myron Curtis

G. G. Beverage

BOOK 1502 PAGE 832

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 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. The Grantor herein, the said KENNEBEC SAVINGS BANK, owner of a certain mortgage dated May 20, 1966 and recorded in Kennebec County Registry of Deeds in Book 1417, Page 647, hereby joins in this conveyance for the purpose of releasing any and all right, title and interest it may have by virtue of said mortgage in and to the with- in described strip of land, and no more. The warranties herein set forth shall not be deemed to be those of said Kennebec Savings Bank,

IN WITNESS WHEREOF, we, the said Robert C. Yorks and Helen V. Yorks, being husband and wife, have hereunto set our hands and seals, and the said Kennebec Savings Bank has caused its corporate name to be signed and its corporate seal affixed hereto by Raymond D. Pepin, its Assistant Treasurer, thereunto duly authorized, and/

of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and devise/ rights in the above described premises, have hereunto set our hands and seals this 18th day of August, in the year of our Lord one thousand nine hundred and sixty-nine.

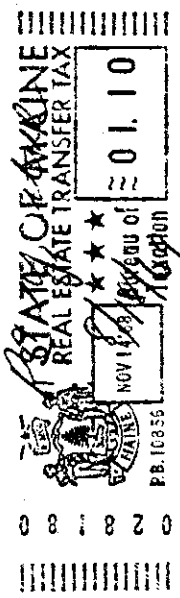
Signed, Sealed and Delivered in presence of

*Helen V. Yorks*  
*Robert C. Yorks*

*Robert C. Yorks*  
*Helen V. Yorks*

KENNEBEC SAVINGS BANK

By: *Raymond D. Pepin*  
*Assistant Treasurer*



1969.

August 18

ss.

Robert C. Yorks and Helen V. Yorks

Personally appeared the above named

free act and deed.

their

and acknowledged the above instrument to be

Before me,

*Helen V. Yorks*  
Justice of the Peace

KENNEBEC SS  
RECEIVED 9/3/69 - 9M. - M. H. 10  
AND RECORDED FROM ORIGINAL

Section 392  
Parcel 119

# WARRANTY DEED

From

ROBERT C. YORKS, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated August 18<sup>th</sup>, 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 831

Attest: *George Wash. Dow Shuen*  
Register.

Consideration \$750.00

W.O. 0001-99-133700

Check 58273 8650.0  
44233 4100.0

R/D #2216  
#2569

FILE ROOM SEP 18 1969

C. P. R. CO. NOTARIES	<i>[Signature]</i>
OPEN. DEPT. OK AS TO SUBSTANCE	<i>[Signature]</i>
LEGAL DEPT. OK AS TO FORM	<i>[Signature]</i>
TAXES DEPT. NOTED & APPROVED	<i>[Signature]</i>
CLAIMS DEPT. NOTED & APPROVED	<i>[Signature]</i>
DEPT. PROVER NOTED	<i>[Signature]</i>
OK FOR FILING	<i>[Signature]</i>

ACCOUNTING DEPT. NOTATIONS	
VOUCHER NO. 17-580	<i>[Signature]</i>
DATE RECEIVED	<i>[Signature]</i>
REVENUE ACCT	
FID. FUNDING PROJ.	
COMPTROLLER	<i>[Signature]</i>

