

10685 09-00-00

Section 392
Parcel 116

BOOK 1505 PAGE 407

*Below conveyed to map 12/15/69***Know All Men By These Presents**

9/25/69

That we, PRIMITIVO RICO and ROSITA RICO, both of Tarrytown, in the County of Westchester and State of New York,

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 Lawrence F. Record, et al, at the center of highway Route #17 (discontinued) in a general northeasterly direction to land now or formerly of Lewis H. Jones, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Jones; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of the said Record at the center of said Route #17 (discontinued); 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 George E. Springer, et al, by deed dated March 23, 1968 and recorded in Kennebec County Registry of Deeds in Book 1463, Page 470.

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 of land 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 582-6550
582-6551

RALPH M. CLARK
ATTORNEY AT LAW
SAVINGS BANK BUILDING
GARDINER, MAINE 04845

August 26, 1969

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

RE: Parcel 116 - Section 392 - Property
Owners Primitivo Rico et al - Work
Order 0001-99-133700

Dear Mr. Finn:

I commenced my title search with a Warranty Deed from S. C. Kennedy to Gabriel Joslyn dated September 7, 1910 and recorded in Kennebec County Registry of Deeds in Book 302, Page 411, and also with a Warranty Deed from Gabriel Joslyn to Earl G. Joslyn dated December 23, 1929 and recorded in said Registry of Deeds in Book 672, Page 284. On August 25, 1969, Primitivo Rico and Rosita Rico were record owners by virtue of a Warranty Deed from George E. Springer and Mary J. Springer dated March 23, 1968 and recorded in said Registry of Deeds in Book 1453, Page 470, 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 State Highway Condemnation dated October 7, 1964 and recorded in said Registry in Book 1359, Page 221; question as to locus.
6. There is a conveyance from H. Louise Hall to Central Maine Power Company of a 200 foot strip recorded in Book 770, Page 450 and dated February 28, 1941; question as to locus.

Yours truly,
Ralph M. Clark
Ralph M. Clark

JC/sh

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.

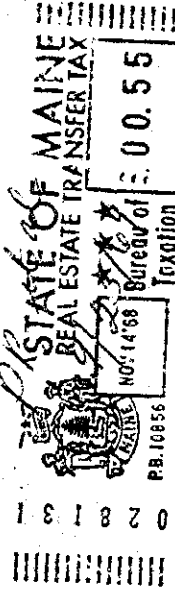
IN WITNESS WHEREOF, we, the said Primitivo Rico and Rosita Rico, both being single, and of the said

joining in this deed as Grantor; and relinquishing and conveying all 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 September, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

John C. [unclear]
John C. [unclear]

Primitivo Rico
Rosita Rico
Primitivo Rico



NEW YORK
STATE OF MAINE

ss. September 25, 1969

Personally appeared the above named Primitivo Rico and Rosita Rico and acknowledged the above instrument to be their free act and deed.

Before me,

[Signature]
Justice of the Peace

KENNEBEC SS:
RECEIVED 9/30/69 11H: [unclear]
AND RECORDED FROM ORIGINAL

Section 392
Parcel 116

Consideration
\$ 500.00

W.O.
69-232-330010

Check
60802

R/W
2322

WARRANTY DEED

From
PRIMITIVO RICO, ET AL

To
CENTRAL MAINE POWER COMPANY

Dated September 25, 1969

STATE OF MAINE
Kennebec ss. Registry of Deeds

Received September 30, 1969
at 11 H., A M., and

recorded in Book 1505 Page 407

Attest: *Miss M. Jackson*
Register.

C. M. P. NOTATIONS	<i>[Signature]</i>
OPER. DEPT. OK AS TO SUBSTANCE	<i>[Signature]</i>
LEGAL DEPT. OK AS TO FORM	
TREAS. DEPT. NOTED & APPROVED	772
CLERKS DEPT. NOTED & APPROVED	<i>[Signature]</i>
COMPTROLLER NOTED	<i>[Signature]</i>
OK FOR FILING	<i>[Signature]</i>

FILE ROOM 201 998

RECORDED IN BOOK 1505 PAGE 407
 REGISTERED IN BOOK 1505 PAGE 407
 SEP 30 1969
 REGISTRY OF DEEDS
 STATE OF MAINE
[Signature]