

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Madeline Anita Doe, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns the lawful claims and demands of all persons.

In Witness Whereof, I, the said Madeline Anita Doe,

and I, Ralph E. Doe,

wife husband of the said Madeline Anita Doe, joining in this deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 2nd day of January in the year of our Lord one thousand nine hundred and seventy.

Signed, Sealed and Delivered in presence of

James O. Embury
James O. Embury

Madeline Anita Doe
Ralph E. Doe

State of Maine, Kennebec ss. _____ January 2, 19 70
Personally appeared the above named Madeline Anita Doe

the foregoing instrument to be her and acknowledged free act and deed.

Before me,

REC-1511/370 311 - 10 P 111
NOT RECORDED
James O. Embury
Justice of the Peace,
Notary-Public.

4155

1600
1100

00310

Section 392
Parcel 122

900X 1511 VOL 812

Kinnu All Men My These Apprentis

to map 12/18/69

That we, RALPH E. DOE and MADELINE ANITA DOE, 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, County of Kennebec, State of Maine, bounded and described as follows:

Being an irregular-shaped parcel of land located at the southeasterly end of the Grantors' property. Said parcel is more particularly bounded and described as follows: On the northeast by land now or formerly of William B. Moore, et al; easterly by the West Branch of the Sheepscot River; southerly by land of the Grantee herein and land now or formerly of Donald Joslyn, et al; and on the northwest by a line parallel with and 85 feet distant northwesterly measured at right angles from the Grantee's survey base line and its projection at both ends as now staked across the parcel herein conveyed for the purpose of establishing a center line for the proposed construction of the Grantee's 345 KV transmission line extending from Wiscasset to Orrington and designated as Section 392.

Said survey base line is more particularly located and described as follows: Beginning at a point in a fence line which formerly indicated the dividing line between the said Joslyn property and property now owned by these Grantors; thence extending North 29° 34' East a distance of 954 feet, more or less, to a point in the dividing line between the parcel herein conveyed and land of said Moore.

The above-described parcel of land being a part of the premises conveyed to the Grantors by Madeline Anita Doe by deed of even date to be recorded in Kennebec County Registry of Deeds.

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 parcel 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 parcel 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 parcel 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

December 23, 1969

William A. Finn, Esq.
Central Maine Power Company
9 Green Street
Augusta, Maine 04330

RE: Parcel #122 - Property Owner Madeline
A. Sherwood - Work Order 69-232-330010

Dear Mr. Finn:

I commenced my title search with a Warranty Deed from Lizzie H. Griffin to Alfred J. Griffin dated April 1, 1916 and recorded in Kennebec County Registry of Deeds in Book 549, Page 594. On December 19, 1969, Madeline A. Sherwood was record owner by virtue of a Warranty Deed from Bessie Sherwood dated July 22, 1964 and recorded in said Registry of Deeds in Book 1347, Page 148, 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 checked.
4. I have not examined the grantee index during the period of interest.
5. There is an easement to Central Maine Power Co. dated August 29, 1927 and recorded in Book 645, Page 487, question as to locus.
6. There are two parcels conveyed out to Central Maine Power Co., question as to locus as follows: one dated March 11, 1941 and recorded in Book 770, Page 482, and the second dated September 12, 1960 and recorded in Book 1201, Page 435 of said Registry.

Yours truly,

Ralph M. Clark

Ralph M. Clark

RMC/ML

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; and 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 Madeline Anita Doe and Ralph E. Doe, being husband and wife,

and , -of-the-said-

Joining in this deed as Grantor and relinquishing and conveying rights in the above described premises, have hereunto set our hand(s) and seal(s) this 2nd day of January, in the year of our Lord one thousand nine hundred and seventy.

Signed, Sealed and Delivered in presence of

Lucy C. Emery
to both

Ralph E. Doe
Madeline Anita Doe



030440
STATE OF MAINE
REAL ESTATE TRANSFER TAX
Bureau of Taxation
OCT 17 '69
RB 10851
00.55

STATE OF MAINE KENNEBEC ss. January 2, 1970.

Personally appeared the above named Ralph E. Doe and Madeline Anita Doe and acknowledged the above instrument to be their free act and deed.

Before me,

Lucy C. Emery
Justice of the Peace

RECEIVED 1/13/70 311 -- (A) P
AND RECORDED FROM ORIGINAL

Section 392
Parcel 122

WARRANTY DEED

From

RALPH E. DOE, ET AL

To

CENTRAL MAINE POWER COMPANY - 400

Dated January 2, 1970

STATE OF MAINE

Kennebec ss. Registry of Deeds

Received January 13, 1970

at 3 H., P M., and

recorded in Book 1511 Page 812
1577 872

Attest: Edna [Signature]
Register.

C. M. P. CO. NOTATIONS
GEN. DEPT.
CON. DEPT.
SUBSTANCE
LEGAL DEPT.
OK AS TO FORM
TREAS. DEPT.
NOTED & APPROVED
CLERK'S DEPT.
NOTED & APPROVED
COMPTROLLER
NOTED
OK FOR FILING

*Consideration - \$500,000
U.O. 67-232-330010
Check # 76260
R/W # 3388*

FILE ROOM FEB 1 1970

*12-4968
10/1/68
Cord 9/11/68*

BOOK 1511

PAGE 310

00009
(506)

Warrant all Men by three Parents,

That I, MADELINE ANITA DOE, formerly Madeline Anita Sherwood, of Windsor, in the County of Kennebec and State of Maine,

in consideration of One Dollar and other valuable consideration

paid by RALPH E. DOE and MADELINE ANITA DOE, both of Windsor, in said County of Kennebec and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Ralph E. Doe and Madeline Anita Doe,

as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land with the buildings thereon, situated in said Windsor, said County of Kennebec and State of Maine, being the homestead farm of the late Charles E. Griffin, deceased, and bounded as follows, to wit:

On the north by land formerly owned by James Sproul and land of Lizzie Ridley; on the east by the West Branch of the Sheepscot River; on the south by land formerly owned or occupied by John Dougie; and on the west by land of Lizzie Ridley.

Excepting and reserving herefrom a certain lot or parcel of land conveyed to Central Maine Power Company by Alfred J. Griffin by deed dated March 11, 1941 and recorded in Kennebec County Registry of Deeds in Book 770, Page 482.

Also excepting and reserving herefrom a 225-foot strip of land conveyed to the said Central Maine Power Company by Bessie E. Sherwood by deed dated September 12, 1960 and recorded in said Registry of Deeds in Book 1201, Page 425.

Being the same premises conveyed to this Grantor by Bessie E. Sherwood by deed dated July 22, 1964 and recorded in Kennebec County Registry of Deeds in Book 1347, Page 148.