

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 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 said 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 Marion S. Warland, being a widow,

and

of the said

~~joining in this deed as Grantor, and relinquishing and conveying~~ rights by descent and all other ~~rights in the above described premises~~ have hereunto set my hand(s) and seal(s) this 11 day of February, in the year of our Lord one thousand nine hundred and sixty-five.

Signed, Sealed and Delivered
in presence of

David B. Soule

Marion S. Warland

STATE OF MAINE

Lincoln ss.

February 11 19 65.

Personally appeared the above named Marion S. Warland
and acknowledged the above instrument to be her free act and deed.

Before me,

David B. Soule
Justice of the Peace

Information for Grantee's File. Do Not Record.
W. O.

Check No.

Consideration

P. P. O.

1-34-17
 7/11/65
 30 362 75
 5/11/65
 Oct. 204
 Page 10

Know All Men By These Presents

That I, MARION S. WARLAND of Wiscasset, County of Lincoln, 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 Wiscasset, County of Lincoln, State of Maine, bounded and described as follows:

Being a strip of land 85 feet in width extending from land of the Grantee formerly of William L. Stinson on the southwest in a general northeasterly direction to land of the Grantee, formerly of Horace E. Colby.

Said strip is more particularly bounded and described as follows:

Beginning at a point in the most southeasterly corner of a strip of land 200 feet in width conveyed to the Grantee by the Grantor herein by deed dated December 31, 1940 and recorded in Lincoln County Registry of Deeds in Book 439, Page 498; thence extending in a general northeasterly direction along the southeasterly side of said 200 foot strip of land a distance of 689 feet, more or less, to other land of the Grantee formerly of the said Colby; thence extending in a general southeasterly direction along land of the Grantee formerly of said Colby a distance of 85 feet, more or less, to a point; thence extending in a general southwesterly direction parallel with and 85 feet distant southeasterly of the southeasterly side line of said 200 foot strip of land a distance of 1,018 feet, more or less, to land of the Grantee, formerly of the said Stinson; thence extending in a general northeasterly direction along land of the Grantee formerly of the said Stinson a distance of 330 feet, more or less, to a point; thence extending in a general northwesterly direction along land of the Grantee formerly of the said Stinson a distance of 28 feet, more or less, to the point of beginning.

The above-described strip of land being a portion of the premises conveyed to the Grantor by Ernest W. Colby and Alice E. Rines by deed recorded in Lincoln County Registry of Deeds in Book 427, Page 86.

All standing wood and timber located on the premises hereby conveyed is reserved to the Grantor, her heirs and assigns, for a period of ten (10) years from the date hereof; together with the right to enter on said premises at any time or times within said 10-year period for the purpose of cutting and removing said standing wood and timber; provided, however, such cutting and removing shall not in any way interfere with the prior right of the Grantee, its successors and assigns, to use said premises in such manner as it or they may desire. The right of the Grantor, her heirs and assigns, to cut and remove said standing wood and timber is subject to the prior right of the Grantee, its successors and assigns, at any time or from time to time 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. The Grantor, her heirs and assigns, shall be entitled to any salvage of the wood and timber cut by the Grantee, its successors and assigns, and/or its contractors, for a period of one (1) year from the date said premises or any part thereof shall first be cleared.

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

DAVID B. SOULE
ATTORNEY AND COUNSELLOR AT LAW
WISCASSET, MAINE
TELEPHONE 882-5511

JUN 4 1964
Sect. 204
Parcel # 10

June 3, 1964

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

Gentlemen:

In accordance with a request received from Bernard Jameson of your company, and in accordance with the Standards adopted by the Maine State Bar Association, I hereby certify that I have examined, or caused to be examined, records in the Registry of Deeds and Registry of Probate, Lincoln County and State of Maine, and all instruments of record therein as reflected by indices, affecting the title of premises situated in Wiscasset, Maine, the record ownership of which is in the name of Marion S. Warland, from December 31, 1940 to date.

I further certify that on May 27, 1964, Marion S. Warland was the record owner of said premises, free and clear of all encumbrances, with the following exceptions:

1. Any bankruptcy proceeding and any and all provisions of any ordinance, municipal regulation or private law.
2. Any condition which an examination of premises might reveal.
3. Current taxes are paid.
4. The Central Maine Power Company already has an easement from Marion S. Warland over the property in question, which is dated December 31, 1940 and recorded in Lincoln County Registry of Deeds, Book 439, Page 498.

Respectfully submitted,

David B. Soule
David B. Soule

DBS/cmp

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

Excepting and reserving to the Grantor herein, her 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.