

Kann All Men By Their Inventions

That I, MARY ANNE KELLEY, of Whitefield, in the County of Lincoln 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 Whitefield, County of Lincoln, 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 Roy W. Ripley in a general northeasterly direction to land now or formerly of Ralph L. Carter.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Carter; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Ripley; 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 Thomas Kelley by John Ganey by deed dated September 29, 1868 and recorded in Lincoln County Registry of Deeds in Book 239, Page 560. Title of said Mary Anne Kelley is derived as devisee under the will of her brother, William J. Kelley, who, in turn, acquired by devise under the will of his father, the said Thomas Kelley.

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.

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.

Also excepting and reserving to the Grantor, 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. 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 4 1969

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-882-7482

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Gentlemen:

RE: Parcel #88

In accordance with the request of Myron Curtis as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and other applicable records all as reflected by indices as they relate to the premises described in Schedule A, attached hereto, from April 15, 1941, that being the date of recording of a Warranty Deed from Mary Anne Kelley, et al, to Central Maine Power Company, to July 21, 1969, at 4:30 P.M.

I certify that on the last mentioned date and time, the record owner of said premises was Mary Anne Kelley in fee simple with good and marketable title thereto, 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 the premises might reveal.
3. Real estate taxes for 1969 have not been checked.

Very truly yours,


Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Mary A. Kelley

A certain piece or parcel of land situate in said Whitefield and bounded as follows, to wit: BEGINNING on the northerly line of George King's land at the Eastern Branch of Eastern River; thence by said King's land northwesterly to a stake & stones; the boundary of said King's land; thence northeasterly 26 rods to a stake & stones; thence southeasterly at the northerly line of the farm on which George Pottle now lives, to the Eastern Branch as aforesaid; thence northwesterly by said Branch as it runs across said lot to the first mentioned bounds. Containing twenty-seven $\frac{3}{10}$ acres, more or less.

Also one other parcel of land situate in said Whitefield bounded on the East by Asa Warren, on the South by land of said Warren & land of John Dailey & land of Ephraim Dunton, on the West by land of Willis Dunton, and on the North by land of one Maloney & land of Reuben McKindsley. Containing about 50 acres, more or less.

Being the same premises described in deed of John Ganey to Thomas Kelley, dated September 29, 1868, recorded in Lincoln County Registry of Deeds, Book 239, Page 560.

TO HAVE AND TO HOLD the foregranted 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.

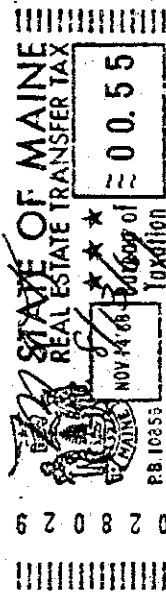
IN WITNESS WHEREOF, I, the said Mary Anne Kelley, being single,

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 my hand and seal this 13th day of August, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

_____ *Thomas C. Gandy* _____ *Mary Anne Kelley* _____



STATE OF MAINE LINCOLN ss. August 13 1969.

Personally appeared the above named Mary Anne Kelley her free act and deed.

Before me,

Justice of the Peace