

Know All Men My These Hereafter

That I, MARTHA TRAINOR, of Whitefield, in the County of Lincoln and State of Maine, and GARDINER SAVINGS INSTITUTION, a Maine banking corporation having its office and principal place of business at Gardiner, in the County of Kennebec and said State of Maine, the said Gardiner Savings Institution 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 Whitefield, County of Lincoln, State of Maine, bounded and described as follows:

Bearing a small, triangular-shaped parcel of land located southerly of and adjacent to highway Route #126, so called, as now traveled, and being that part of the Grantor's land located within 100 feet distant northwesterly of the northwesterly boundary line of 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.

Said parcel of land is more particularly bounded and described as follows: Northerly by land formerly of Thomas P. Kepantais, et al, now of this Grantee, at the center of said highway Route #126; on the southeast by said 200-foot strip of land of the Grantee; and on the southwest by land now or formerly of Edward John Burke, et al.

The above-described parcel of land being a part of the premises conveyed to the Grantor by Thomas F. Staples, Administrator of the Estate of George B. O'Neil, by deed dated February 5, 1969 and recorded in Lincoln County Registry of Deeds in Book 652, Page 208.

46 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 98

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 January 1, 1866 at 6:45 P.M. 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 Martha Trainor 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 premises might reveal.
3. Real estate taxes for the year 1969 have not been checked.
4. Mortgage to Gardiner Savings Institution, dated February 6, 1969, recorded Lincoln County Registry of Deeds, Book 652, Page 210.
5. In the chain of title there appears a discharge of mortgage from one Roy E. McGee to George B. O'Neil, recorded February 7, 1969 in said Registry of Deeds, Book 652, Page 208. There appears no notarial seal on this discharge of mortgage.
6. In the chain of title there appears a Deed from Victor H. Hanscom to George B. O'Neil, dated September 16, 1953, recorded said Registry of Deeds, Book 527, Page 309. In this Deed there is excepted and reserved for Victor H. Hanscom the right of cut and remove from the premises as much fire wood per year as he deems necessary for his own personal use, with the right to enter upon the premises for the purpose of cutting and removing same. This exception and reservation was released to Thomas P. Kapantais and Anna J. Kapantais by Quitclaim recorded said Registry of Deeds, Book 625, Page 410, dated January 5, 1968, a Quitclaim Deed

should be secured from said Kapentais covering the premises
which are the subject of this certificate.

Very truly yours,

Wm. C. Pease
Wm. C. Pease

ACP:jo
Enc.

SCHEDULE A

RE: Title of Martha Trainor.

A certain lot or parcel of land situated in the Town of Whitefield, County of Lincoln, State of Maine, with the buildings and other improvements thereon, bounded and described as follows: Beginning at a stone in the intersection of two stone walls a short distance in a Westerly direction from the St. Dennis Catholic Church, so-called, in said Whitefield; thence in a Northwesterly direction along said wall about ninety-five (95) rods, more or less, from the point of beginning to a stone in the intersection of two stone walls; thence at right angles in a Southwesterly direction about one hundred (100) rods, more or less, to land formerly owned by Augustus LeClair; thence running in a Southeasterly direction along said LeClair's North line about seventy-five (75) rods, more or less, to a corner; thence at right angles and in a Northeasterly direction about fifty (50) rods to a corner; thence in a Southeasterly direction about twenty-five (25) rods to a corner and land now or formerly of D. Tibbetts; thence in a Northeasterly direction about fifty (50) rods to the point of beginning.

Excepting and reserving, however, a certain right of way across the above described lot for the use of Earl W. Hall, his heirs and assigns and also for the use of the heirs and assigns for Frank T. Hatton, late of Whitefield.

Also excepting the land occupied by the highway leading to Gardiner which crosses said property.

Also any other parcel of land which may lie between the South line of the above described property and land now or formerly of Frank T. Hatton heirs as deeded to Earl W. Hall in Quitclaim Deed from said Town of Whitefield, dated September 13, 1943, recorded Lincoln County Registry of Deeds, Book 457, Page 287.

Also excepting premises deeded to Elwin W. Josyn and Joanne C. Joselyn under date of September 18, 1958, recorded Lincoln County Registry of Deeds, Book 545, Page 261.

Also excepting premises deeded to Archie Trainor under date of March 16, 1963, recorded said Registry, Book 578, Page 286. Being the same premises with above exceptions conveyed to George B. O'Neil and Flora Couture by George B. O'Neil by his deed dated June 20, 1956, recorded said Registry, Book 532, Page 148, said Flora Couture having predeceased said George B. O'Neil.

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 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. The Grantor herein, the said GARDINER SAVINGS INSTITUTION, owner of a certain mortgage dated February 6, 1969, and recorded in Lincoln County Registry of Deeds in Book 652, Page 210, 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 within-described parcel of land, and no more. The warranties herein set forth shall not be deemed to be those of said Gardiner Savings Institution.

IN WITNESS WHEREOF, I, the said Martha Trainor, being single, have hereunto set my hand and seal, and the said Gardiner Savings Institution has caused its corporate name to be signed and its corporate seal affixed hereto by Richard L. Goodwin, 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 other rights in the above described premises, have hereto set my hand and seal this 13 day of August, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of



Martha C. Trainor
GARDINER SAVINGS INSTITUTION
by: Richard L. Goodwin
Its Asst. TREASURER

STATE OF MAINE LINCOLN ss. August 13 1969.

Personally appeared the above named Martha Trainor and acknowledged the above instrument to be her free act and deed.

Before me,

Richard L. Goodwin
Justice of the Peace

6.3152 Section 392
Parcel 98

WARRANTY DEED

From
MARTHA TRAINOR
To
CENTRAL MAINE POWER COMPANY

Dated August 13, 1969

STATE OF MAINE
LINCOLN ss. Registry of Deeds

Received AUGUST 19, 1969
at 9 H., 55 M., A. M., and

recorded in Book 656 Page 432

Attest: *Edwin H. Whitehouse*
Register.

COMPARED

Consideration 62500 *Check* 6001 99 133900 # 57523 *RPO* 12768

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|----------------------------|
| ACCOUNTING DEPT. NOTATIONS |
| INDEXES |
| VOUCHER NO. 7-3932 |
| 56/710 |
| LEASE RENEWED |
| PROPERTY ACQUIRED |
| LEDGERS |
| REVENUE ADJUST |
| PRO LICENCE FROD |
| COMPTROLLER |

FILE ROOM AUG 20 1969

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|----------------------------------|
| C. M. P. CO. NOTATIONS |
| OPER. DEPT. <i>[Signature]</i> |
| CK AS TO SUBSTANCE |
| LEGAL DEPT. <i>[Signature]</i> |
| CK AS TO FORM |
| TREAS. DEPT. <i>[Signature]</i> |
| NOTED & APPROVED 7-17 |
| CLERKS DEPT. <i>[Signature]</i> |
| NOTED & APPROVED |
| COMPTROLLER <i>[Signature]</i> |
| NOTED |
| CK FOR FILING <i>[Signature]</i> |