

696, 91 438 4000 212

6-3385 Section 392
Parcel 47

WARRANTY DEED

From
JAY R. PETREE, ET AL

To
CENTRAL MAINE POWER COMPANY

Dated August 22, 1969

STATE OF MAINE

L I N C O L N ss. Registry of Deeds

Received SEPTEMBER 3, 1969

at 9 H., 25 M., A. M., and

recorded in Book 660 Page 162

Attest: *Edwin H. White*
COMPARED Register.

Consideration
\$ 1,000.00

00.0.
0001-99-133700

Check #58287
R/W #2279

ACCOUNTING DEPT. NOTATIONS
INDEXED
VERSION NO. 8-360
LEADS RECORDED
PREVIOUS RECORDS
INDEXED
REVIEW OF AUDIT
FPO LICENSE PROJ.
COMPTROLLER

C. M. P. CO. NOTATIONS
OPER. DEPT. OK AS TO SUBSTANCE
LEGAL DEPT. OK AS TO FORM
TREAS. DEPT. NOTED & APPROVED
CLAIMS DEPT. NOTED & APPROVED
COMPTROLLER NOTED
OK FOR FILING

Portion conveyed to Mapes 12/15/69

Know All Men My These Presents

That we, JAY R. PETREE and HELEN F. PETREE, both of Alna, 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 *(Alna)* of Alna, 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.

Said 100-foot strip of land extends from land now or formerly of David A. Abbott, et al, in a general northeasterly direction by two tangents to the center of the Bog Road, so called, as now traveled, and land now or formerly of William J. Steele, et al.

Said 100-foot strip of land is bounded on the southwest by land of said Abbott; southeasterly by said 200-foot strip of land conveyed to the Grantee herein by Herbert M. Pickard, et als, by deed dated March 13, 1941 and recorded in Lincoln County Registry of Deeds in Book 441, Page 175; northeasterly by the center of said Bog Road and land of said Steele; and northwesterly 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 portion of the premises conveyed to the Grantors by Carroll L. Flanders by deed dated July 9, 1962 and recorded at the Lincoln County Registry of Deeds in Book 577, Page 215.

This conveyance is made subject to the right of the public to travel over, along and across said Bog Road as the same is now laid out and legally established for public use and lies within the limits of the above-described strip of land.

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 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, its successors and assigns, and any use of said strip shall be in compliance with the provisions of the National Electrical Safety Code.

DAVID B. SOULE
ATTORNEY AND COUNSELLOR AT LAW
WISCASSET, MAINE 04578

AREA CODE 207
882-5511

July 30, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Attention: William W. Finn, Esq.

Re: Section 392, Maine Yankee to Orrington - Parcel 47
W.O. 0001-99-133700

Gentlemen:

In accordance with a request from Mr. Curtis, 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, the records at the Lincoln County Registry of Deeds and Registry of Probate as respects property located in the Town of Alna, Maine, described in deed from Carroll L. Flanders to Jay R. Petree and Helen F. Petree dated July 9, 1962, and recorded in Lincoln County Registry of Deeds in Book 577, Page 215, from August 3, 1982 to date.

I further certify that as of this date title is in Jay R. Petree and Helen F. Petree, free and clear of all encumbrances, with the following exceptions:

1. Any bankruptcy proceedings and any and all provisions of any ordinance, municipal regulation or private law.
2. Any condition which an examination of premises might disclose.
3. Any state of facts an accurate survey might reveal.
4. Current taxes in the amount of \$228.34 are unpaid.
5. Central Maine Power Company has a strip 200 feet wide across said premises by deed from

C.M.Pwr. Co.

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July 30, 1969

Herbert M. Pickard et als, dated March 13,
1941, recorded in Lincoln Registry of Deeds
in Book 441, Page 175.

6. There are no attachments of record.

Respectfully submitted,

David B. Soule

David B. Soule

DBS:bs
cc: G.G. Beverage
cc: Myron F. Curtis

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 Jay R. Petree and Helen F. Petree, being husband and wife,

and

at the said

born in this deed as grantor, and relinquishing and conveying the rights by descent and/or other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 22nd day of August, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

J. Robert Curtis
to both

Jay R. Petree
Helen F. Petree



STATE OF MAINE LINCOLN

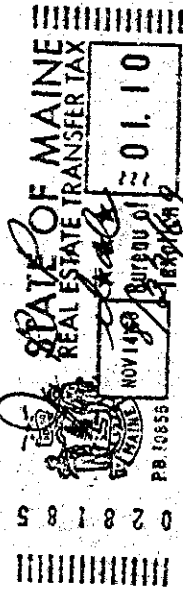
ss.

August 22,

1969.

Personally appeared the above named Jay R. Petree and Helen F. Petree and acknowledged the above instrument to be their free act and deed.

Before me,



J. Robert Curtis
Justice of the Peace