

Know All Men By These Presents

That I, VIOLET H. RICHARDS, 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 (city) 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 and maintained as a right of way for its transmission line designated as Section 68 and extending from land now or formerly of George Carlezon in a general northeasterly direction to land now or formerly of Herbert A. Muller, Jr., et al.

Said parcel of land is more particularly bounded and described as follows: On the northeast by land of said Muller; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Carlezon; 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 the Grantor by deed from Violet H. Richards to Violet H. Richards and John L. Richards, dated May 17, 1966 and recorded in said Registry of Deeds in Book 613, Page 392 (undivided $\frac{1}{2}$ interest), and by John L. Richards by deed dated October 2, 1967 and recorded in said Registry of Deeds in Book 629, Page 150 (undivided $\frac{1}{2}$ interest).

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 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. 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.

06 4 1969

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

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Gentlemen:

RE: Parcel #105

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 11, 1941, that being the date of recording of a Warranty Deed from State of Maine to Central Maine Power Company, to July 21, 1969 at 4:30 P.M.


I find as a result of my examination of the records that the record title of this property appears to be in Violet H. Richards based on the Deed of John L. Richards, dated October 2, 1967 and recorded in the Lincoln County Registry of Deeds, Book 629, Page 150, as to an undivided one-half interest and based on Deed of Violet H. Richards to Violet H. Richards and John L. Richards, dated May 17, 1966, recorded in said Registry, Book 613, Page 392, as to an undivided one-half interest.

The title of Violet H. Richards appears to be subject to a conveyance to William B. Sparrow and Lynne O. Sparrow as joint tenants, of all the standing lumber and timber of every kind and nature standing on the premises, with a right of removal for a three year period beginning October 21, 1967. This lumber and timber right is based on a Deed from Violet H. Richards to said Sparrows, dated October 21, 1967, recorded in Lincoln County Registry of Deeds, Book 629, Page 216.

Although information from Central Maine Power Company indicated the source of title of Violet H. Richards was based on a Deed of Artek Associates, Inc., recorded Lincoln County Registry of Deeds, Book 648, Page 72, and a mortgage from said Artek Associates, Inc. to Violet H. Richards, recorded said Registry of Deeds, Book 632, Page 533, I am unable to substantiate this. Also excepted as not searched in connection with this Deed are:

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.

Very truly yours,


Alan C. Peare

ACP:jo
Enc.

SCHEDULE A

RE: Title of Violet H. Richards

A certain lot or parcel of land with the buildings thereon situate in Whitefield, County of Lincoln and State of Maine, viz:

Parcel #1: Being one hundred (100) acres of Lot numbered forty-eight according to a plan made by James Marr, said one hundred (100) acres to be taken from the north side of said lot, the north line of said lot number forty-eight (48) is the boundary of said conveyed land from whence to start, and from said northern boundary go south by the side line far enough to make the aforesaid quantity of one hundred (100) acres.

Parcel #2: Also one other certain lot or parcel of land situated in said Whitefield and bounded thus: Northerly by land formerly of John Clark; easterly by land now or formerly of James Kelley; southerly by land now or formerly of Peter Field; and westerly by land now or formerly of John McLaughlan and land now or formerly of Bartholnew O'Neal, containing one hundred twenty-five (125) acres, more or less, Excepting and reserving from the above described premises a certain parcel of land conveyed by the State of Maine to the Central Maine Power Company of Augusta, Maine, bounded and described in deed dated April 4, 1941. A triangular lot of land at the southeast corner of the Charlotte Clark farm, so-called, bounded easterly by land now or formerly of Peter and Gussie Storkson; southerly by land now or formerly of Paul and Mary Burns; westerly by a line parallel with one hundred twenty-five feet westerly of the survey line now staked out across this lot, and the Burns lot and the Storkson lot. Containing 3.1 acres.

This deed is given this date in lieu of foreclosure of mortgage deed from Artek Associates, Inc. to Violet H. Richards, said mortgage deed dated April 30, 1968, and recorded in the Lincoln County Registry of Deeds in Book 632, Page 533.

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 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 Violet H. Richards,

and I, John L. Richards, husband of the said Violet H. Richards,

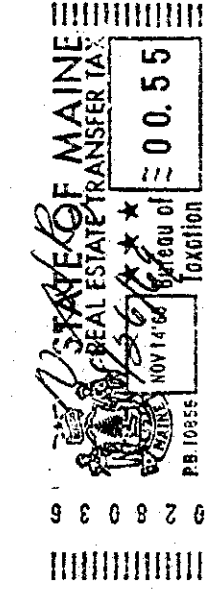
joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 22nd day of August, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

John L. Richards
Violet H. Richards

STATE OF MAINE LINCOLN ss. August 26, 1969.

Personally appeared the above named Violet H. Richards and acknowledged the above instrument to be her free act and deed.



Before me,

Richard C. Leavitt
Justice of the Peace

63306
Section 392
Parcel 105

WARRANTY DEED

From
VIOLET H. RICHARDS
To
CENTRAL MAINE POWER COMPANY

Dated August 16, 1969

STATE OF MAINE

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

Received SEPTEMBER 3, 19 69

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

recorded in Book 660 Page 164

Attest: *Eliza N. Whitehouse*
Register.
COMPANYS

| |
|----------------------------|
| ACCOUNTING DEPT. NOTATIONS |
| WARRANTY NO. 17-3924 |
| DATE RECEIVED |
| REGISTER'S RECORDS |
| RECORD |
| REVENUE AUDIT |
| TREASURY PROJ. |
| COMPTROLLER |

Consideration \$170.00

W.O. 0001-99-133700

Check #57508

R/W #3760

FILE ROOM SEP 19 1969

| |
|------------------------|
| C. H. P. CO. NOTATIONS |
| ON DEED BOOKS |
| CLASSIFIED |
| INDEXED |
| FILED TO |
| FILED |
| INDEXED |
| APPROVED |
| APPROVED |
| APPROVED |
| APPROVED |
| NOTED |
| OK FOR FILING |