

Know All Men My These Presents

That LAIMONIS V. RIEKSTIS and LUISE V. RIEKSTIS, both of Norton, in the County of Bristol and Commonwealth of Massachusetts, and GEORGE WILLIAM HALL and KATHLEEN M. HALL, both of Whitefield, in the County of Lincoln and State of Maine, the said George William Hall and Kathleen M. Hall joining in this conveyance for the limited purpose and to the hereinbefore 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 of Whitefield, County of Lincoln, State of Maine, bounded and described as follows:

Being a strip of land 100 feet in width located westerly 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 Donald Tibbetts in a general northerly direction to land now or formerly of A. Lloyd Merigold.

Said strip of land is more particularly bounded and described as follows: Northerly by land of said Merigold; easterly by said 200-foot strip of land of the Grantee; southerly by land of said Tibbetts; and westerly by a line parallel with and 100 feet distant westerly measured at right angles from the westerly boundary line of said 200-foot strip of the Grantee.

The above-described strip of land being a part of the premises conveyed to the Grantors by George William Hall and Kathleen M. Hall by deed dated September 30, 1968 and recorded in Lincoln County Registry of Deeds in Book 652, Page 19.

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

JUL 1 1969

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-882-7182

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Gentlemen:

RE: Parcel #81

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 Paul Arthur King 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 owners of said premises were Laimonis V. Rieksts and Luise V. Rieksts 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.
4. Mortgage of Laimonis V. Rieksts and Luise V. Rieksts to George William Hall and Kathleen M. Hall, dated October 9, 1968, recorded in Lincoln County Registry of Deeds Book 649, Page 51.
5. The title of Laimonis V. Rieksts and Luise V. Rieksts is based on a deed from George William Hall and Kathleen M. Hall, dated September 30, 1968, recorded in Lincoln County Registry of Deeds Book 652, Page 19. This deed was acknowledged before Cleveland A. Page as Attorney at Law. Attention is called to the fact that Title 33, M.R.S.A., Section 203, in effect on September 30, 1968, did not provide for an Attorney at Law to take an acknowledgment to a deed although Title 4, M.R.S.A., Section 1056, gave Attorneys at Law generally the powers of notaries public and justices of the peace. Attention is further called to Chapter 260 of the

Central Maine Power Company

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July 24, 1969

Public Laws of 1969, in which Title 33, M.R.S.A., Section 203, is amended to authorize Attorneys at Law to take acknowledgments to deeds. I believe that this may create a defect in the title and that it should be corrected on the record.

Very truly yours,



Alan C. Pease

ACP:gh

SCHEDULE A

RE: Title of Laimonis V. Rieksts and Luise V. Rieksts

A certain lot or parcel of land situated in Whitefield, Lincoln County, Maine, bounded and described as follows: Easterly by the highway leading from Kings Mills to North Whitefield, being the Town House Road, so-called; Southerly by land now or formerly of one King; Westerly by the Branch Brook; Northerly by land now or formerly of one Merigold.

Excepting and reserving from the above described parcel the land of Central Maine Power Company.

Reference: Warranty Deed from Vladimir V. Yegorov et ux to Kathleen M. Hall et ux, dated June 26, 1968, and recorded in the Lincoln County Registry of Deeds, Book 636, Page 312.

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.

The Grantors herein, the said George William Hall and Kathleen M Hall, owners of a certain mortgage dated October 9, 1968 and recorded in Lincoln County Registry of Deeds in Book 649, Page 51, hereby join in this conveyance for the purpose of releasing any and all right, title and interest they may have by virtue of said mortgage in and to the within-described strip of land, and no more. The warranties herein set forth shall not be deemed to be those of said George William Hall and Kathleen M. Hall.

IN WITNESS WHEREOF, we, the said Laimonis V. Rieksts and Luise V. Rieksts, being husband and wife, have hereunto set our hands and seals, and the said George William Hall and Kathleen M. Hall have hereunto set our hands and seals,

And / of the said

And, having relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hands and seals this 18th day of August, 1969, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

Laimonis V Rieksts
Luise V. Rieksts
George W. Hall
Kathleen M. Hall

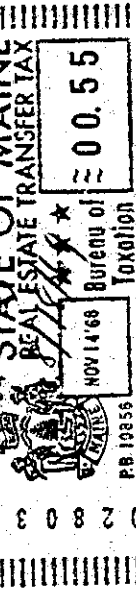
John C. Long
16th

COMMONWEALTH OF MASSACHUSETTS
STATE OF MAINE BRISTOL

ss. August 18, 1969.

Personally appeared the above named Laimonis V. Rieksts and Luise V. Rieksts

and acknowledged the above instrument to be their free act and deed.



Before me,

Frank Michael O'Brien
Justice of the Peace
Notary Public

My commission expires: September 1979

6-3387

Section 392
Parcel 81

WARRANTY DEED

From

Laimonis V. Rieksts, et al

To

Central Maine Power Company

Dated August 18, 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 166

Attest: *Edw. H. Hollett*
COMPARED Register.

Consideration
\$ 150.00

W.O.
0001-99-133700

Check
57507
2761

RECEIVED NOTARY PUBLIC	RECEIVED REGISTER	RECEIVED TREASURER	RECEIVED COMPTROLLER
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
SEP 10 1969	SEP 10 1969	SEP 10 1969	SEP 10 1969

ACCOUNTING DEPT. NOTATIONS	INITIALS	VOUCHER NO. 7-3925	LEASE RECORDED	PROPERTY RECORDS	TAXER	TREASURY AUDIT	TREASURY PROJ.	COMPTROLLER
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

SEP 10 1969

