

6.3388

Section 392
Parcel 48

WARRANTY DEED

From

WILLIAM J. STEELE, 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 168

Attest: *Edwin H. White*
Register.
COMPARED

Consideration
\$300.00

W. O.
0001-99-133700

Check
#58288

R/W
#2274

THE ROOM SEP 18 1969

C. M. P. CO. NOTATIONS	<i>WJS</i>
OFFER. DEPT. OK AS TO SUBSTANCE	<i>WJS</i>
LEGAL DEPT. OK AS TO FORM	
TREAS. DEPT. NOTED & APPROVED	<i>M</i>
CLERKS DEPT. NOTED & APPROVED	<i>WJS</i>
COMPTROLLER NOTED	<i>WJS</i>
OK FOR FILING	<i>WJS</i>

ACCOUNTING DEPT. NOTATIONS	
DETAILS	
VOUCHER NO. 8-208	
FORM RECEIVED	
RECORDS	<i>WJS</i>
LABOR	
INVOICE AUDIT	
FIN. LICENSE PROT.	
COMPTROLLER	<i>WJS</i>

Return to County Clerk's Office 1/15/69

Know All Men By These Presents

That we, WILLIAM J. STEELE and MAUDE C. STEELE, 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 ~~(city)~~ 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 on line designated as Section 68.

Said 100-foot strip of land extends from land now or formerly of Jay R. Petree, et al, at the center of the Bog Road, so called, as now traveled, in a general northeasterly direction to land now or formerly of U. S. Gypsum Company.

Said 100-foot strip of land is bounded on the southwest by land of said Petree at the center of said Bog Road; southeasterly by said 200-foot strip of land conveyed to the Grantee herein by Lorenzo Cookson, Jr. by deed dated March 24, 1941 and recorded at the Lincoln County Registry of Deeds in Book 441, Page 232; northeasterly by land of said U. S. Gypsum Company; 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 Jay R. Petree, et al, by deed dated June 24, 1967 and recorded at the Lincoln County Registry of Deeds in Book 631, Page 454.

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, 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 28, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Attention: William W. Finn, Esq.

Re: Section 392, Maine Yankee to Orrington - Parcel 48
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 Jay R. Petree and Helen F. Petree to William J. Steele and Maude C. Steele dated June 24, 1967, and recorded in Lincoln County Registry of Deeds in Book 631, Page 454, from July 27, 1896 to date.

I further certify that as of this date title is in William J. Steele and Maude C. Steele, 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. No plan has been furnished but it is understood the proposed line runs over the former Cookson land.
4. Current taxes are paid.
5. Premises are subject to certain spring rights to Albert S. Pickard and a R/W to Hiram Lord as recited in deed to the Petrees.
6. Central Maine Power Company has a strip 200 feet wide across said premises by deed from Lorenzo Cookson, Jr., dated March 24, 1941, recorded in Lincoln County Registry in Book 441, Page 232.

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7. Central Maine Power Company has an easement over these premises by instrument dated March 11, 1954, recorded in said Registry in Book 515, Page 321.

8. There are no attachments of record.

Respectfully submitted,

David B. Soule

David B. Soule

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

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 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 William J. Steele and Maude C. Steele, being husband and wife,

said / off 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 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*

*William J. Steele
Maude C. Steele*



STATE OF MAINE LINCOLN

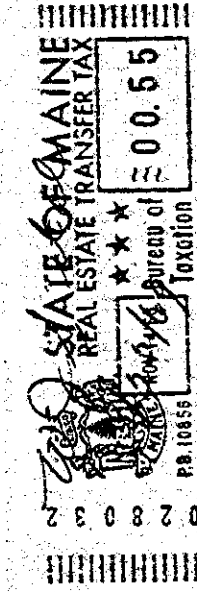
ss.

August 22,

19 69

Personally appeared the above named William J. Steele and Maude C. Steele and acknowledged the above instrument to be their free act and deed.

Before me,



J. Robert Curtis
Justice of the Peace