

E. 3847 SECTION 392
PARCEL 72

WARRANTY DEED

From

FRANCIS J. BURK, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated September 23, 1969

STATE OF MAINE

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

Received SEPTEMBER 30,, 1969.

at 10 H., 30 M., A. M., and

recorded in Book 661 Page 122

Attest: Edith M. Whittemore
Register.

COMPARED

Consideration
\$50.00

W. O.
67-232-330010

Check
#60807

P.P.O.
2326

C. M. P. CO. NOTATIONS
OPER. DEPT. CK AS TO SUBSTANCE
LEGAL DEPT. CK AS TO FORM
RECORDS APPROVED
COMPTROLLER NOTED
OK FOR FILING

8/28/69

77K

WOM

ACCOUNTING DEPT. NOTATIONS

DATE: 9/23/69

BY: [Signature]

REASON: [Signature]

INITIALS: [Signature]

FILE ROOM OCT 9 1969

Know All Men By These Presents

That we, FRANCIS J. BURK and VIRGINIA B. BURK, both of Jefferson, 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 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 Robert J. Hanna, et al, in a general northerly direction to other land of the said Hanna.

Said strip of land is more particularly bounded and described as follows: On the north by land of said Hanna; on the east by said 200-foot strip of land of the Grantee; on the south by other land of said Hanna; and on the west 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 land of the Grantee.

The above-described strip of land being a part of the premises conveyed to the Grantors by Kenneth A. Hutchins and Rosa H. Hutchins by deed dated January 27, 1965 and recorded in Lincoln County Registry of Deeds in Book 613, Page 473.

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.

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

August 8, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #72


Gentlemen:

In accordance with the request of Myron Curtis contained in his letter of June 17, 1969, as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and Lincoln County Registry of Probate, as reflected by indices, from April 26, 1941, at 10:16 A.M., that being the date of recording of a deed from Ernest H. Dunton to Central Maine Power Company, to August 25, 1969, at twelve o'clock noon.

In accordance with the Standards of Title of the Maine State Bar Association, but limited to my examination of the records for the period noted above, I certify that on the last mentioned date and time, Francis J. Burk and Virginia B. Burk, as joint tenants, were the record owners, with a good and marketable title to the premises described in Schedule A, attached hereto, free and clear of all encumbrances, with the following exceptions:

1. Any bankruptcy proceedings and 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. Deed to Central Maine Power Company from Ernest H. Dunton dated April 21, 1941, and recorded April 26, 1941, in the Lincoln County Registry of Deeds, Book 441, Page 438.

This certificate assumes good and marketable title to have been in the grantee in the deed to Central Maine Power Company recorded on April 26, 1941, above referred to.

Very truly yours,

Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Francis J. Burk and Virginia B. Burk
Land at Whitefield, Maine

A certain lot or parcel of land situated in the Town of Whitefield in the County of Lincoln and State of Maine and bounded and described as follows:

BEGINNING at Town House Road, so-called, (road from Whitefield to North Whitefield on west side of Sheepscot River) and following line of land formerly of Jonathan Heath, now Hall, approximately seventy-five and two tenths (75.2) rods to iron rod at top of hill at pasture; thence southwesterly along pasture forty-seven and one tenths (47.1) rods to iron post at Hutchins corner of old road; thence bearing westerly twenty-one and four tenths (21.4) rods to an iron post at another corner of the pasture; thence westerly toward power line thirty-seven and three tenths (37.3) rods to an iron post; thence southwesterly twenty-six (26) rods to an iron post; thence southeasterly eighty-six and four tenths (86.4) rods to an iron post; thence southwesterly fifteen and one tenths (15.1) rods to land formerly of Frauk C. Jewett, now of John Dancer; thence southeasterly sixty and nine tenths (60.9) rods along line of Dancer to a big elm tree; thence easterly forty and nine tenths (40.9) rods to land formerly of Libby, now Louis Bryant; thence northerly twenty-six (26) rods along line of Bryant to land of Hutchins (bushes along line); thence thirty-six (36) rods southeasterly to said highway.

Excepting and reserving to these grantors, their heirs and assigns, a right of way twenty-two (22) feet wide over the above described premises herein conveyed commencing from the north side of the Old Town House Road, so-called, and running in a northerly direction to the property of these grantors.

Being a portion of the premises conveyed by Elizabeth K. Dunton to these grantors dated July 28, 1952, and recorded in Lincoln County Registry of Deeds, Book 505, Page 132, and also being a portion of land conveyed to Rosa H. Hutchins by G. William Hall and Marie Bartlett in deed recorded in Lincoln County Registry of Deeds in Book 527, Page 252, and dated May 4, 1956, and also being a portion of land conveyed to Rosa H. Hutchins by Philip Hall by his deed dated February 4, 1956, and recorded in Lincoln County Registry of Deeds in Book 520, Page 411.