

Bob's Property Co. Deed 12/15/69
Kum All Men My These Arpentia

That we, ERNEST C. JAMES and MELVA G. JAMES, both of Wiscasset, 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 presently maintained as a right of way for its transmission line designated as Section #63, and extending from land now or formerly of Carl H. Boudin in a general northeasterly direction to land now or formerly of Harry A. Voeth, et al.

Said strip of land is more particularly bounded and described as follows: On the southwest by land of the said Boudin; on the southeast by said 200-foot strip of land of the Grantee; on the northeast by land of said Voeth; 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 portion of the premises conveyed to the Grantors by Philip Waite Groetzinger by deed dated April 20, 1953 and recorded in Lincoln County Registry of Deeds in Book 511, Page 80.

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
682-5511

June 23, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Attention: William W. Finn, Esq.

Re: Section 392, Maine Yankee to Orrington-Parcel 27
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 Alna, Maine, described in deed from Philip Waite Groetzing and Lillian C. Groetzing to Ernest C. James and Melva G. James dated April 20, 1953, and recorded in Lincoln County Registry of Deeds in Book 511, Page 80, from January 28, 1964 to date.

I further certify that as of this date title is in Ernest C. James and Melva G. James, husband and wife, as joint tenants, 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 \$24.50 are unpaid.
5. There is a 75 foot strip conveyed by Ernest C. James and Melva G. James to Central Maine Power Company by deed dated March 25, 1964, recorded in Lincoln County Registry of Deeds in Book 598, Page 306.
6. There are no attachments of record.

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

Respectfully submitted,

David B. Soule
David B. Soule

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 Ernest C. James and Melva G. James, being husband and wife,

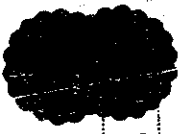
And/ , *of the said/*

Having 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 24 day of September, 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

Ernest C. James
Melva G. James



STATE OF MAINE LINCOLN

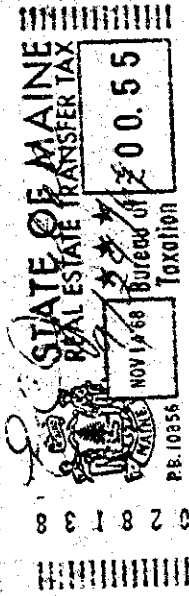
ss.

September 24, 1969.

Personally appeared the above named Ernest C. James and Melva G. James and acknowledged the above instrument to be their ~~free~~ free act and deed.

Before me,

J. Robert Curtis
Justice of the Peace



6.3864 Section 392
Parcel 27

FILE ROOM OCT 22 1969

WARRANTY DEED

From

ERNEST C. JAMES, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated September 24, 1969

STATE OF MAINE

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

Received OCTOBER 7, 1969

at 9 H., 30 M., A. M., and

recorded in Book 661 Page 162

Attest: Edith M. Whitehouse
Register.

COMPARED

Consideration
\$350.00

W.O.
69-232 - 330010

Check
60810

R/P
#2336

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|---|------------------------------------|-------------------------------------|------------------------------------|----------------------|---------------------|
| C. M. P. CO. NOTATIONS OPER. DEPT. C. C. AS TO SUBSTANCE | LEGAL DEPT. C. C. AS TO FORM | TREAS. DEPT. NOTED & APPROVED | CLERK DEPT. NOTED & APPROVED | COMPTROLLER NOTED | CLERK FOR FILING |
| <i>[Signature]</i> | | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| | | 377 | | | |

REGISTERING DEPT. NO. 1143

VOUCHER NO. 19-0977-2/108

[Signature]

[Signature]