

Know All Men By These Presents

That we, WALTER H. FORSTER and EMMA B. FORSTER, both of Whitefield, in the County of Lincoln and State of Maine, and WALTER H. FORSTER, JR. and LUCIE R. FORSTER, both of Beverly, in the County of Essex and Commonwealth of Massachusetts,

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 herein and maintained as a right of way for its transmission line designated as Section 68, and extending from land now or formerly of Clyde S. Fowles in a general northeasterly direction to land now or formerly of Donald C. Tibbetts, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of said Tibbetts; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Fowles; 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 Grantors by deed from Eugene L. Morgan dated July 18, 1958 and recorded in Lincoln County Registry of Deeds in Book 545, Page 94.

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.

AUG 19 1969

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW

THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-882-7482

August 15, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #91

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 John F. Goodwin, et al, to Central Maine Power Company, to August 13, 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, Walter H. Forster, Emma B. Forster, Walter H. Forster, Jr., and Lucie R. Forster, were the record owners, as joint tenants, 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.

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, and referred to above.

Very truly yours,

Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Walter H. Forster Sr. and Emma B. Forster:
Walter H. Forster Jr. and Lucie R. Forster
Land at Whitefield, Maine

A certain lot or parcel of land with the buildings thereon, situated in said Whitefield, in the County of Lincoln, and State of Maine, bounded and described as follows:

On the North by land now or formerly of James E. Whelan and land formerly of John Chisam; on the East by the Sheepscot River; on the South of land now or formerly of Fannie B. Cookson; on the West by land formerly of Nancy E. Dexter, containing one hundred (100) acres, more or less.

Excepting and reserving from the above described premises a certain lot of land sold by John F. Goodwin and the Augusta Loan and Building Association to the Central Maine Power Company by deed dated April 18, 1941 and recorded in Lincoln County Registry of Deeds, Book 441, Page 441.

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 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 Walter H. Forster and Emma B. Forster, being husband and wife, and Walter H. Forster, Jr. and Lucie R. Forster, being husband and wife,

and

of the said

having in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises have hereunto set our hand(s) and seal(s) this 16th day of September, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of



Samuel C. Emery
Samuel C. Emery

Walter H. Forster Sr.
Emma B. Forster
Walter H. Forster Jr.
Lucie R. Forster

STATE OF MAINE LINCOLN ss. September 16 1969.

Personally appeared the above named Walter H. Forster and Emma B. Forster and acknowledged the above instrument to be their free act and deed.

Before me,

Samuel C. Emery
Justice of the Peace

Section 392 L.3679
Parcel 91

WARRANTY DEED

From

WALTER H. FORSTER, ET ALS

To

CENTRAL MAINE POWER COMPANY

Dated

September 16, 1969

STATE OF MAINE

LINCOLN

ss. Registry of Deeds

Received

SEPTEMBER 22, 1969

at

9 H., 35 M., A. M., and

recorded in Book

661 Page 93

Attest:

Edwin H. Whitehouse
Register.

COMPARED

ACCOUNTING DEPT. NOTING
VOUCHER NO. 82607
LEASE RECORDED
LEASE REVENUE AGENT
LEASE LICENSE FROG.
REG. LIC. FROG.
REG. LIC. FROG.

C. H. P. O'NEILL
OFF. DEPT. OF REVENUE
OK AS TO
SUBSTANCE
LEGAL DEPT.
OK AS TO
FORM
INDEXED
FILED
APR 13 1970
772
LHJ/B
WHT

Consideration
\$ 100.00

W. O.
69-232-330010

Check
59746 R/W
2297

FILE REC'D. OCT 1 1969