

*Bottom conveyed to Roger 10/18/66*

*V9-1075*

*9/16/11*

## Know All Men By These Presents

That we, WARREN E. RUSSELL and FLORENCE B. RUSSELL, both of Whitefield, 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 of ~~Whitefield~~ 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 John L. Dancer in a general northerly direction to land now or formerly of Bertha Rogers.

Said strip of land is more particularly bounded and described as follows: On the north by land of said Rogers; on the east by said 200-foot strip of land of the Grantee; on the south by land of said Dancer; 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 Edwin L. Russell by deed dated October 28, 1933 and recorded in Lincoln County Registry of Deeds in Book 481, Page 293.

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 MADUROA HOUSE  
WISCASSET, MAINE 04578  
207-882-7482

August 27, 1969

Central Maine Power Company  
9 Green Street  
Augusta, Maine

Re: Parcel #67

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 17, 1941, at 10:15 A.M., that being the date of recording of a deed from Edwin L. Russell 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, Warren E. Russell and Florence B. Russell, 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.
4. Deed of Warren E. Russell, et ux, to State of Maine, conveying an Easement for highway purposes, said deed being dated November 2, 1968, recorded November 12, 1968, in Lincoln County Registry of Deeds, Book 651, Page 139.
5. Deed to Central Maine Power Company, dated May 15, 1941, recorded May 17, 1941, in said Registry of Deeds, Book 441, Page 320.
6. This certificate is limited to the first parcel of land referred to in the deed of Edwin L. Russell to Warren E. Russell, et ux, dated October 28, 1948, recorded November 4, 1948, in said Registry of Deeds, Book 481, Page 293.

Central Maine Power Company

-2-

August 27, 1969

This certificate assumes good and marketable title to have been in the Grantor in the deed to Central Maine Power Company, recorded on April 17, 1941, as referred to above.

Very truly yours,

  
Allen C. Pease

ACP:gb

SCHEDULE A

RE: Title of Warren E. Russell and Florence B. Russell  
Land at Whitefield, Maine

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

Beginning at a stake and stones placed about one rod from the Northwest side of the highway that passes the lot herein described at a point where the line now or formerly of Miles Cunningham's land intersects the line of the lot formerly owned by Isaac Heath; thence Southwest one hundred and ninety (190) rods to land formerly of the late Jonathan Heath 2nd; thence Southeast sixty-eight (68) rods to land formerly owned by Oliver Peaslee; thence Northeast one hundred and ninety (190) rods to the before named Isaac Heath lot; thence Northwest sixty-eight (68) rods to the bound first mentioned. Containing eighty acres, more or less.

Being the first parcel of land conveyed by Edwin L. Russell to Warren E. Russell et ux by deed recorded in Lincoln County Registry of Deeds, Book 481, Page 293.

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 Warren E. Russell and Florence B. Russell, both being single,

and -of the-said-

joining in this deed as Grantor, and relinquishing and conveying, and rights by descent and all 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



*John C. Emery*  
both

*Warren E. Russell*  
*Florence B. Russell*

.....  
.....  
.....  
.....

STATE OF MAINE LINCOLN ss. September 16 1969.

Personally appeared the above named Warren E. Russell and Florence B. Russell

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

Before me,

*John C. Emery*  
Justice of the Peace

FILE ROOM OCT 1 1969

C. M. P. GOVERNMENT  
 OPER. DEPT.  
 OK AS TO  
 SUBSTANCE

LEGAL DEPT.  
 OK AS TO  
 FORM

TITLE'S DEPT.  
 NOTED &  
 APPROVED

REGISTERED  
 REGISTER

NOTED  
 OK FOR  
 FILE

*[Handwritten initials and signatures]*

Consideration \$100.00

W.O. 69-232-330010

Check # 60808

19/70 # 2325

6-3681 Section 392 Parcel 67

# WARRANTY DEED

From  
 WARREN E. RUSSELL, ET AL  
 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 97

Attest: *[Signature]*  
 COMPAN D  
 Register.

ACCOUNTING DEPT. NOTATIONS

INITIALS

VOUCHER NO. 19-0475

LEASE RECORDED

PROPERTY RECORDS

LEADER

REVENUE ADPT

REG. LICENSE PROJ

REGISTER

*[Handwritten initials and marks]*