

Section 392  
Parcel 17.1

2-3-69

# WARRANTY DEED

From

JOHN B. SUITER, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated September 12, 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 99

Attest: *Edw. H. Zolotor*  
Register.

COMPLETED

ACCOUNTING DEPT. NOTATIONS
INITIALS
VOUCHER NO. 8-0282
DATE RECORDED 12/1/69
PROPERTY RECORDS
REGISTRY
REGISTER AND T
NOTARY PUBLIC
REGISTERED

RECORDED
INDEXED
FILED
SEP 22 1969
LINCOLN
REGISTRY OF DEEDS
STATE OF MAINE

Consideration  
\$200.00

W.O.  
69-232-330010

Check  
# 58494

90  
# 2240

1969 100 WOOD ST

Central Maine Power Company

June 11, 1969

6. A parcel on the Cross Road has been conveyed out to Grace H. Gray by deed dated July 7, 1966, recorded in said Registry in Book 614, Page 17.
7. Central Maine Power Company has a parcel and two easements as previously shown.
8. There are no attachments of record.

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

Respectfully submitted,

*David B. Soule*

David B. Soule

## KUMU ALL MEN MY THESE AGREEMENTS

That we, JOHN B. SUTTER and MARtha R. SUTTER, both of Wiscasset, in the County of Lincoln and State of Maine, and DEPOSITORS TRUST COMPANY, a Maine banking corporation having an office and place of business at Augusta, in the County of Kennebec and State of Maine, the said Depositors Trust Company joining in this conveyance for the limited purposes only as hereinafter set forth,

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 Wiscasset, County of Lincoln, State of Maine, bounded and described as follows:

Being a strip of land 125 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 lines presently designated as Section 25 and Section 68, extending from land now or formerly of Horace E. Colby in a general northeasterly direction to land now or formerly of Madeline P. Colby.

Said strip of land is more particularly bounded and described as follows: Southwesterly by land now or formerly of said Horace E. Colby; southeasterly by said 200-foot strip of land of the Grantee; northeasterly by land now or formerly of said Madeline P. Colby; and northwesterly by a line parallel with and 125 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 Joseph C. Boivin by deed dated June 30, 1964 and recorded at the Lincoln County Registry of Deeds in Book 595, Page 190.

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 11, 1969

Central Maine Power Company  
9 Green Street  
Augusta, Maine 04330

Attention: William W. Finn, Esq.

Re: Section 392, Maine Yankee to Orrington - Parcel 17.1  
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 Wiscasset, Maine, described in deed from Joseph C. Bolvin to John B. and Martha R. Sutter dated June 30, 1964, and recorded in Lincoln County Registry of Deeds in Book 595, Page 190, from January 28, 1964 to date.

I further certify that as of this date title is in John B. and Martha R. Sutter, 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. Taxes of 1969 are now a lien but no information as to same is yet available.
5. There is an undischarged mortgage from John B. Sutter and Martha R. Sutter to Depositors Trust Company dated December 22, 1967, and recorded in Lincoln County Registry of Deeds Book 621, Page 497.

TO HAVE AND TO HOLD the abovegranted 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. The Grantor herein, the said Depositors Trust Company, owner of a certain mortgage dated December 22, 1967 and recorded in Lincoln County Registry of Deeds in Book 621, Page 497, hereby joins in this conveyance for the purpose of releasing any and all right, title and interest it may have by virtue of said mortgage in and to the within described strip of land, and no more. The warranties herein set forth shall not be deemed to be those of said Depositors Trust Company.

IN WITNESS WHEREOF, we, the said John B. Sutter and Martha R. Sutter, being husband and wife, have hereunto set our hands and seals, and the said Depositors Trust Company has caused its corporate name to be signed and its corporate seal affixed hereto by Ronald J. Millier, its Asst. Vice Pres., thereunto duly authorized,

And/ *of the said/*

*joining in this deed as grantor and relinquishing and conveying rights by descent and all other rights in the above described premises, have hereunto set hands and seals this 12th day of September, in the year of our Lord one thousand nine hundred and sixty-nine.*

Signed, Sealed and Delivered in presence of

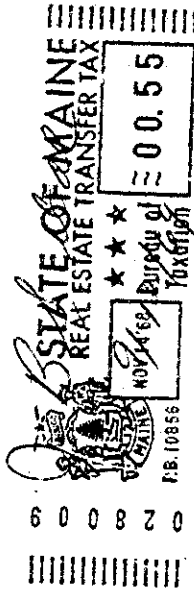
*J. Robert Curtis*  
to both

*John B. Sutter*  
*Martha R. Sutter*

DEPOSITORS TRUST COMPANY

By: *Ronald J. Millier*  
Assistant Vice President

*Robert J. Walters*



STATE OF MAINE LINCOLN

ss.

September 12, 1969.

Personally appeared the above named John B. Sutter and Martha R. Sutter

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

Before me,

*Robert Curtis*  
Justice of the Peace