

## WARRANT

That we, PAUL A. GARDNER and DEBORAH V. GARDNER, 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 said State of Maine, the said Depositors Trust Company of Augusta 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 ~~of~~ of Wiscasset, County of Lincoln, State of Maine, bounded and described as follows:

Being a triangular shaped parcel of land bounded on the southwest by land now or formerly of William P. Smith; southeasterly by land now or formerly of Carl H. Boudin at the center of State Highway Route #27, so called, as now traveled and northwesterly by a line parallel with and 225 feet distant northwesterly, measured at right angles from the center line of the Grantee's 115KV transmission line presently designated as Section 68, (Macy's Substation in Windsor to Wiscasset) as the same is now constructed, across land now or formerly of William W. Barnes and land of said Boudin.

Said parcel of land is more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Route #27, so called, as now traveled, at a southerly corner of land of the Grantors as indicated by an iron pipe set in the ground; thence extending in a general northwesterly direction along land of said William P. Smith a distance of 32 feet, more or less, to a point, said point being 225 feet distant northwesterly measured at right angles from the center line of the Buyer's said 115KV transmission line location designated as Section 68; thence extending in a general northeasterly direction (parallel with and 225 feet distant northwesterly of the center line of said Section 68) a distance of 25 feet, more or less; to a point on the westerly sideline of said Route #27; thence continuing on said course (parallel with and 225 feet distant northwesterly of the center line of said Section 68) a distance of 60 feet, more or less, to a point in the center of said State Highway Route #27; thence extending in a general southerly direction along the center of said State Highway Route #27 a distance of 110 feet, more or less, to a point; thence extending in a general northwesterly direction a distance of 75 feet, more or less, to the iron pipe at the point of beginning.

The above described parcel of land being a portion of the premises conveyed to the Grantors by Bertha E. Day by deed dated February 19, 1960, recorded at the Lincoln County Registry of Deeds in Book 556, Page 309, and also a portion of the premises conveyed by a boundary line agreement between the Grantors herein and Bernice Reed by deed recorded at said Registry of Deeds in Book 563, Page 204 and 205.

This conveyance is made subject to the right of the public to travel over, along and across said State Highway Route #27 as the same is now laid out and legally established for public use and lies within the limits of the above-described parcel of land.

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.

DAVID B. SOULE  
ATTORNEY AND COUNSELLOR AT LAW  
WISCASSET, MAINE 04578

AREA CODE 207  
682-5511

October 2, 1969

Central Maine Power Company  
9 Green Street  
Augusta, Maine 04330

Attention: William M. Finn, Esq.

Re: Section 392, Maine Yankee to Orrington-Parcel 23.1  
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 Bertha B. Day to Paul K. Gardner and Dorothy V. Gardner, as joint tenants, dated February 19, 1960, and recorded in Lincoln County Registry of Deeds in Book 556, Page 309, from August 5, 1928 to date.

I further certify that as of this date title is in Paul K. Gardner and Dorothy V. Gardner, 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 \$133.65, are unpaid.
5. There is an undischarged mortgage from Paul K. Gardner and Dorothy V. Gardner to Administrator of Veterans Affairs dated February 19, 1960, and recorded in Lincoln County Registry of Deeds Book 559, Page 359.

October 2, 1969

6. The above mortgage was corrected and re-recorded in Book 560, Page 70.
7. The above mortgage has been assigned to Depositors Trust Company by assignment dated April 16, 1962, and recorded in Lincoln County Registry of Deeds in Book 576, Page 255.
8. There is a boundary line agreement between the Gardners and one Bernice Reed established by deeds recorded in Book 563, Page 204, and 205.
9. The release from the Veterans Administration to the Gardners affecting the boundary line agreement is not sealed - see Book 568, Page 135.
10. There are no attachments of record.

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

Respectfully submitted,



David B. Soule

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.

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.

The Grantor herein, the said Depositors Trust Company, owner of a certain mortgage dated April 16, 1962 and recorded in Lincoln County Registry of Deeds in Book 576, Page 225, 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 parcel 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 Paul K. Gardner and Dorothy V. Gardner, 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, thereunto duly authorized,

and

of the said

~~joining in this deed as Grantor, and relinquishing and conveying all rights in the above described premises, have hereunto set hand (s) and sent (s) this 7<sup>th</sup> day of November, 1969, in the year of our Lord one thousand nine hundred and~~

Signed, Sealed and Delivered  
in presence of

J. Robert Curtis

To: Betty

Blanche C. Crockett

Paul K. Gardner

Dorothy V. Gardner

DEPOSITORS TRUST COMPANY

By: Ronald J. Millier

Its: Asst. Vice Pres.

STATE OF MAINE LINCOLN

ss.

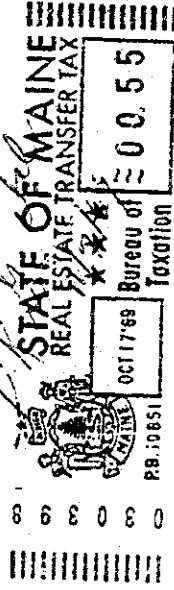
November 7

1969.

Personally appeared the above named Paul K. Gardner and Dorothy V. Gardner

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

Before me,



J. Robert Curtis  
Justice of the Peace

Section 392  
Parcel 23.1

84421

# WARRANTY DEED

From

PAUL K. GARDNER, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated *November 7*, 19 *62*

STATE OF MAINE

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

Received NOVEMBER 13, 19 69

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

recorded in Book 662 Page 125

Attest: *Edith A. Whitehouse*  
REGISTER Register.

COMPTON

Consideration \$ 160.00

(W.O.)

69-232-330010

Check # 66660

R/P

FILE ROOM NOV 20 1969

10-6117  
C.L. White  
M.C.

C. T. P. OF THE STATE OF MAINE REGISTRY OF DEEDS LEBANON, MAINE FORM	DATE OF THE DEED NOV 13 1969	BOOK 662	PAGE 125
CLERK'S DEPT. PROCESSED APPROVED	FILED 7-1-71	COMPTON	REGISTER
NOTED	INDEXED	FILED	