

6.4109 Section 392
Parcel 26

WARRANTY DEED

From

CARL H. BOUDIN

To

CENTRAL MAINE POWER COMPANY

Dated November 19, 1969

STATE OF MAINE

LINCOLN

ss. Registry of Deeds

Received DECEMBER 3, 1969

at 10 H., 10 M., A. M., and

recorded in Book 662 Page 252

Attest: *Edwin N. White*
Register.

6011-500-0000
RECEIVED
11/23/69
7-7-69
MWB
MWB
MWB

FILE ROOM JAN 9 1970

Donaldson, Inc. W.C. Clark #67717

From
11-9-69
11-9-69

KUMU ALL MEN BY THESE INSTRUMENTS

That I, CARL H. BOUDIN, 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 towns~~(city)~~ of Wiscasset and 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 strip of land 200-feet in width owned by the Grantee herein and presently maintained as a right of way for its transmission line designated as Section #68, and extending from land now or formerly of Ernest Carlton James, et al, in a general northeasterly direction to other land now or formerly of Ernest C. James, et al, also known as Ernest Carlton James.

Said strip of land is more particularly bounded and described as follows: On the southwest by land of said Ernest Carlton James, et al; on the southeast by said 200-foot strip of land of the Grantee; on the northeast by other land of said James; 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.

Excepting from said 100-foot strip of land a parcel of land owned by Arthur E. Jones, et al, as the same lies within the limits of said 100-foot strip of land. For a description of said parcel of land, reference is hereby made to deed of said Jones to the Grantee herein to be recorded at the Lincoln County Registry of Deeds.

The above-described strip of land being a portion of the premises conveyed to the Grantor by Mary O. Stinson, et als, by deed dated October 1, 1941 and recorded at the Lincoln County Registry of Deeds in Book 433, Page 518.

There is reserved to the Grantor, his 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 Grantor, his 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 Grantor, his heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantor, his 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 Grantor, his 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 Grantor herein, his 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 04573

July 11, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Attention: William W. Finn, Esq. Ref: Parcels 24 & 26
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 Mary O. Stinson et als to Carl H. Boudin dated October 1, 1941, and recorded in Lincoln County Registry of Deeds in Book 435, Page 518, from January 28, 1964 to date.

I further certify that as of this date title is in Carl H. Boudin 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 on 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 Carl H. Boudin and Helen D. Boudin to Colonial Engineering Corp. (Lewiston) dated March 30, 1966, and recorded in Lincoln County Registry of Deeds in Book 620, Page 248, now assigned to Atlas Sub. of New England, Me." (no address)

WISCONSIN, MAINE 04578

Central Maine Power Company - 2 -

July 11, 1969

6. There are undischarged and matured tax liens against the property and a deed from the Town is required - liens recorded in Book 605, Page 190A (1964 taxes); Book 624, Page 175A (1966 taxes) Book 624, Page 176 (1966 taxes)
7. Central Maine Power Company has a deed from Carl H. Boudin dated March 30, 1964, recorded in Lincoln County Registry of Deeds in Book 558, Page 374 (also note prior deed in Book 441, Page 67).

8. There are no attachments of record.

Respectfully submitted,

DRS:bs
cc:O.O. Beverage
cc:Myron F. Curtis

David B. Soule

P Y

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 I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the Grantee to hold as aforesaid; and that I and my 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, I, the said Carl H. Boudin,

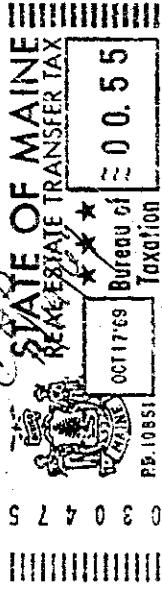
and I, Helen D. Boudin, wife of the said Carl H. Boudin,

joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 19th day of November, 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

Carl H. Boudin
Helen D. Boudin



STATE OF MAINE LINCOLN ss. November 19, 1969.

Personally appeared the above named Carl H. Boudin
and acknowledged the above instrument to be his free act and deed.

Before me,

J Robert Curtis
Justice of the Peace