



12/15/59

Know All Men By These Presents

That we, JOHN M. EASTMAN, JR. and KERWIN P. EASTMAN, both of Gardiner, in the County of Kennebec 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, 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 Earl L. Glidden in a general northeasterly direction to land now or formerly of Harry A. Siefkin, et al, at the center of the Doyle Road, so called, as now travelled.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Siefkin at the center of the said Doyle Road; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Glidden; 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 John M. Eastman by deed dated October 12, 1959 and recorded in Lincoln County Registry of Deeds in Book 567, Page 363.

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 MACURCA HOUSE
WISCASSET, MAINE 04578
207-882-7482

August 14, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #111

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 March 11, 1941, at 10:31 A.M., that being the date of recording of a deed from John M. Eastman 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, John M. Eastman and Kerwin P. Eastman 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. Tax Lien to Town of Whitefield for 1967 taxes, recorded in Lincoln County Registry of Deeds, Book 624, Page 324.
5. Tax Lien for 1968 taxes, recorded in Lincoln County Registry of Deeds, Book 653, Page 73.
6. Warranty Deed to Central Maine Power Company, dated March 10, 1941, recorded March 11, 1941, in said Registry of Deeds, Book 441, Page 145.

Central Maine Power Company

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August 14, 1969

This certificate assumes good and marketable title to have been in the grantee in the deed to Central Maine Power Company recorded on March 11, 1941, and referred to above.

Very truly yours,

Alan C. Pease
Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of John M. Eastman and Kerwin P. Eastman
Land at Whitefield, Maine

A certain lot or parcel of land with no buildings thereon situated in Whitefield in the County of Lincoln and State of Maine and bounded as follows:

On the north by the Doyle Road, so-called; on the east by land now or formerly of Earl Glidden; on the south by land now or formerly of Thomas Mallaney; on the west by land now or formerly of said Thomas Mallaney.

Meaning and intending to convey a portion of the same premises as were conveyed to the grantor by Warranty deed from Hussey Hardware Company dated February 13, 1941, and recorded in Lincoln Registry of Deeds in Book 435, Page 496, with the exception of any lot or parcel of land which may have been conveyed to the Central Maine Power Company in 1941 and as recorded in Lincoln County Registry of Deeds.

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 John M. Eastman, Jr. and Kerwin P. Eastman,

and Bernice Eastman, wife of the said John M. Eastman, Jr.,
and Joan Eastman, wife of the said Kerwin P. Eastman,

joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 24th day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of



Lois C. Emery
Joan Eastman
Bernice Eastman

Kerwin P. Eastman
John M. Eastman Jr.
Bernice Eastman

STATE OF MAINE KENNEBEC ss. October 20, 1969.

Personally appeared the above named John M. Eastman, Jr. and Kerwin P. Eastman

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

Before me,

Lois C. Emery
Justice of the Peace

8.4207 Section 392
Parcel 111

WARRANTY DEED

From

JOHN M. EASTMAN, JR., ET AL

To

CENTRAL MAINE POWER COMPANY

Dated October 30, 1969

STATE OF MAINE

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

Received OCTOBER 30, 1969

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

recorded in Book 662 Page 46

Attest: Edith H. Whitehouse
COMPAIRED Register.

Consideration \$75.00

W.O. 69-232-330110

Check # 62134

W.O. # 2381

FILE ROOM NOV 14 1969

Cost 1000

74 8-2962

C. M. P. DIV. NOTATIONS	<i>WIND</i>
OPER. DEPT. OK AS TO SUBSTANCE	<i>WIND</i>
LEGAL DEPT. OK AS TO FORM	<i>WIND</i>
TREAS. DEPT. NOTED & APPROVED	<i>WIND</i>
CLERK'S DEPT. NOTED & APPROVED	<i>WIND</i>
CONTROLLER	<i>WIND</i>
OK FOR FILING	<i>WIND</i>