

Know All Men By These Presents

That we, HERBERT A. MULLER, JR. and JACQUELINE WERNICKE,

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 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 rightof way for its transmission line designated as Section 68, and extending from land now or formerly of Violet H. Richards in a general northeasterly direction to land now or formerly of Osborn Delano.

Said strip of land is more particularly located and described as follows: Bounded on the northeast by land of the said Delano; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Richards; and on the north-west 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 Charles Cole, Jr. by deed dated June 24, 1965 and recorded in Lincoln County Registry of Deeds in Book 604, Page 76.

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, their heirs and assigns, the right to cross the above-described strip of land 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, its successors and assigns, and any use of said strip shall be in compliance with the provisions of the National Electrical Safety Code.

06 4 1969

ALAN G. PEASE
ATTORNEY AND COUNSELLOR AT LAW

THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-882-7482

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Gentlemen:

RE: Parcel #106

In accordance with the request of Myron Curtis as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and other applicable records all as reflected by indices as they relate to the premises described in Schedule A, attached hereto, from April 11, 1941, that being the date of recording of a Warranty Deed from Gussie V. Storkson and Peter Storkson to Central Maine Power Company, to July 21, 1969, at 4:30 P.M.

I certify that on the last mentioned date and time, the record owners of said premises were Herbert A. Muller, Jr., and Jacqueline Wernicke, as Tenants in Common, in fee simple with good and marketable title thereto, free and clear of all encumbrances, with the following exceptions:

1. Any bankruptcy proceeding and any and all provisions of 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 the Town of Whitefield, recorded in Lincoln County Registry of Deeds, Book 624, Page 336A.
5. The title of Herbert A. Muller, Jr., and Jacqueline Wernicke, is based on a Warranty Deed from Charles E. Cole, Jr., dated June 24, 1965, and recorded June 28, 1965, in said Registry of Deeds Book 604, Page 78. In said deed the marital status of said Charles E. Cole, Jr., is not recited. If, on June 24, 1965, Charles E. Cole, Jr., had a spouse, that spouse may have an interest in the premises.
6. The tax lien in favor of the Town of Whitefield against Charles Cole, Jr., recorded in said registry of deeds, Book 605, Page 343, was discharged by a Discharge running to Herbert A. Muller, Jr., and Jacqueline Wernicke in said Registry of Deeds, Book 640,

July 24, 1969

Page 343. Although this release is given to the wrong parties the name of Charles Cole, Jr., appears in parenthesis and this instrument does show receipt of payment of the tax and is not considered a sufficient defect to warrant further action.

7. The title of Charles E. Cole, Jr., is based on mesne conveyances going back to Gussie Storkson Lincoln, formerly Gussie Storkson. Gussie Storkson acquired title as a tenant in common with Peter Storkson by deed of Maynard A. Chick, et al, dated March 11, 1938, and recorded in said Registry of Deeds Book 435, Page 480. Peter Storkson died on January 1, 1960, and his estate was probated in Lincoln County Probate Court Docket No. 36-1960. The inventory in said estate did not list his undivided one-half interest in the property. There is no Inheritance Tax Discharge covering the premises nor was there any determination of value by the Probate Court which would result in title to the real estate passing to Gussie Storkson, his widow. By deeds recorded in Lincoln County Registry of Deeds, Book 579, Pages 380, 381, and 382, Mary Moore, Olger Nelson and Carl Storkson, sisters and a brother of Peter Storkson, released their interest in the property to Gussie (Storkson) Lincoln. There is also a deed from Marion Storkson recorded in Book 579, Page 383. Marion Storkson is recited to be the widow of Martin Storkson, the brother and only other heir of Peter Storkson. It would appear that a proper proceeding to clear the title would be to have a supplemental inventory filed in the Estate of Peter Storkson and a proper petition filed with the Probate Court in Lincoln County to have the value of the estate to be determined as less than Ten thousand dollars (\$10,000.00) and have the decree of the Probate Court recorded in the Lincoln County Registry of Deeds, thus perfecting record title in the name of Gussie Storkson, widow of Peter Storkson.

Very truly yours,


William C. Pease

ACP:gb

SCHEDULE A

RE: Title of Herbert A. Muller, Jr. and Jacqueline Wernicke

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

On the West side of the Windsor Road, so-called, and bounded on the North by the brook and land of J. E. Keating; on the East and South by land of John Burns and land of John Clark, together with all buildings thereon, containing eighty-five (85) acres, more or less.

Excepting and reserving, however, from the above described parcel, the following parcel of land with buildings thereon; Commencing at the edge of the Windsor and Whitefield Road at the southeast corner of the above described parcel; thence northerly along the road, seven hundred thirty-five (735) feet to an iron pipe; thence westerly along the outside of the woods to an iron pipe; thence northerly along side of the woods to an iron pipe; thence southerly along the outside of the woods to the southerly boundary of the above described parcel to an iron pipe; thence easterly to the point of beginning.

Also conveying a right of way twenty-five (25) feet in width, marked by iron pipes, from the southeast corner of the reserved parcel through the gate at the center of said parcel to the woods. That part of the right of way from the gate to the woods is the same as is now used.

Meaning and intending to convey a lot of land containing standing timber of both soft and hard wood.

Being the same premises conveyed to Thomas Colpitt by Harold J. Brann and Rebecca I. Brann, June 14, 1962 and recorded in Lincoln County Registry of Deeds in Book 577, Page 158 to which record further reference is made.

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.

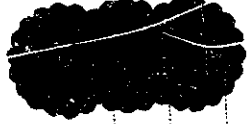
IN WITNESS WHEREOF, we, the said Herbert A. Muller, Jr., being single, and Jacqueline Wernicke,

and I, Stephen Wernicke, husband of the said Jacqueline Wernicke,

joining in this deed as Grantors, 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 10th day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

Gertrude B. Clark
Edel M. Erickson
Marie A. Biscione
James C. [unclear]
Madge M. [unclear]



Herbert A. Muller, Jr.
Jacqueline Wernicke
Stephen Wernicke

CONNECTICUT
STATE OF MAINE
COUNTY OF MIDDLESEX

ss. Westbrook October 10, 1969.

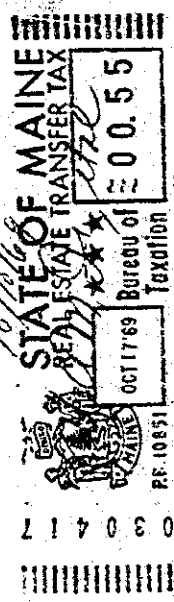
Personally appeared the above named
Jacqueline Wernicke and Stephen Wernicke
and acknowledged the above instrument to be their free act and deed.

Before me,

Edel M. Erickson

XXXXXXXXXXXXXX
Notary Public

MY COMMISSION EXPIRES APRIL 1, 1974



030417

6-4208

Section 392
Parcel 106

Consideration
\$ 486.00

WARRANTY DEED

From

HERBERT A. MULLER, JR., ET AL

To

CENTRAL MAINE POWER COMPANY

Dated October 10, 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 48

Attest: Edith H. Whitehouse
WILLIAM Register.

11-1795
10-1796
C.M. Miller
FILE ROOM NOV 14 1969

C. M. P. CO. NOTATIONS OPER. DEPT. OK AS TO SUBSTANCE LEGAL DEPT. OK AS TO FORM TREAS. DEPT. NOTED & APPROVED CLAIMS DEPT. NOTED & APPROVED COMPAROLLER NOTED OK FOR FILING	<i>[Handwritten initials and signatures]</i>
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Check
#65072 (Herb Miller)
64716 (Muller, et al)