

Know All Men By These Presents

That we, NORMAN A. NILSEN, BESSIE S. NILSEN, ELISAUS B. NILSEN and ANNA T. NILSEN, all of Whitefield, in the County of Lincoln and State of Maine, and THE NATIONAL BANK OF GARDINER, a Maine banking corporation having an office and place of business at Gardiner, in the County of Kennebec and said State of Maine, the said ELISAUS B. NILSON, ANNA T. NILSEN and The National Bank of Gardiner 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 ~~Whitefield~~ Whitefield, County of Lincoln, State of Maine, bounded and described as follows:

Parcel #1: 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 presently maintained as a right of way for its transmission line designated as Section #68, and extending from land now or formerly of John W. Cyrus, et al, in a general northeasterly direction to the center of State Highway Route #218 and land now or formerly of U. S. Gypsum Company.

Said strip of land is more particularly bounded and described as follows: On the southwest by land of said Cyrus; on the southeast by said 200-foot strip of land of the Grantee; on the northeast by the center of said Route #218 and land of the said U. S. Gypsum Company; and on the northwest by a line parallel with and 100 feet distant northwesterly measured at right angles from the northwesterly boundary line of land of the Grantee.

Excepting from said 100-foot strip of land a triangular-shaped parcel of land owned by Gertrude Marion Helson. For a more particular description of said parcel of land, reference is hereby made to deed of said Gertrude Marion Helson to the Grantee herein to be recorded at the Lincoln County Registry of Deeds.

Parcel #2: Being a triangular-shaped parcel of land bounded southeasterly by the northwesterly sideline of Parcel #1 herein conveyed; southwesterly by land now or formerly of said Gertrude Marion Helson; and northwesterly by said Route #218 and land of said U. S. Gypsum Company.

The above-described parcels of land being a portion of the premises conveyed to the Grantors by Elisaus B. Nilsen, et al, by deed dated April 17, 1954 and recorded at the Lincoln County Registry of Deeds in Book 515, Page 268.

There is reserved to the Grantors the right to cut and remove any wood or timber from said Parcel #1 conveyed herein until the Grantee or its contractors start their cutting operations.

Also excepting and reserving to the Grantors herein, their heirs and assigns, the right to cross the above-described Parcel #1 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 Parcel #1 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 parcel shall be in compliance with the provisions of the National Electrical Safety Code.

This conveyance is made subject to the right of the public to travel over, along and across said Route #218 as the same is now laid out and legally established for public use and lies within the limits of the above-described parcels of land.

The Grantors herein, the said Elisaus B. Nilsen and Anna T. Nilsen, hereby join in this conveyance for the purpose of releasing any and all right, title and interest they may have in and to said parcels of land, and no more, by virtue of a life estate reserved in said deed dated April 17, 1954 and recorded in said Registry of Deeds in Book 515, Page 268.

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

AREA CODE 207
892-5511

August 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 58
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 Whitefield, Maine, described in deed of Elissaus B. Nilsen and Anna T. Nilsen to Norman A. Nilsen and Bessie S. Nilsen dated April 17, 1954, and recorded in Lincoln County Registry of Deeds in Book 515, Page 268, for a period of over 40 years.

I further certify that as of this date title is in Norman A. Nilsen and Bessie S. Nilsen, 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 for 1969, in the amount of \$218.40, are unpaid.
5. There is an undischarged mortgage from Norman A. Nilsen, Bessie S. Nilsen et als to Seaboard Finance Company dated February 23, 1960 and recorded in Lincoln County Registry of Deeds in Book 541, Page 185.

August 11, 1969

6. There is an undischarged mortgage from Norman A. Nilsen, Bessie S. Nilsen et als to The National Bank of Gardiner, dated March 29, 1968, recorded in Lincoln County Registry of Deeds, Book 642, Page 175.
7. The premises are subject to a life estate to Eli-saus B. Nilsen and Anna T. Nilsen reserved in the deed from them to Norman A. and Bessie S. Nilsen in Book 515, Page 268.
8. Central Maine Power Company has a 200 foot strip across said premises conveyed by deed in Book 441, Page 461.
9. Central Maine Power Company has an easement for a pole line conveyed by deed in Book 473, Page 510.
10. There are no attachments of record.

DBS:bs
cc:Mr. Curtis
cc:Mr. Beverage

Respectfully submitted,

David B. Soule

David B. Soule

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 The National Bank of Gardiner, owner of a certain mortgage dated March 29, 1968 and recorded in Lincoln County Registry of Deeds in Book 642, Page 175, 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 parcels of land, and no more. The warranties herein set forth shall not be deemed to be those of said The National Bank of Gardiner.

IN WITNESS WHEREOF, we, the said Norman A. Nilsen and Bessie S. Nilsen, being husband and wife, and the said Elisaus B. Nilsen and Anna T. Nilsen, being husband and wife, have hereunto set our hands and seals, and the said The National Bank of Gardiner has caused its corporate name to be signed and its corporate name to be signed and its corporate seal affixed hereto by _____, its _____ of the said _____ thereunto duly authorized,

joining in this deed as Grantor and releasing and conveying all rights in the above described premises, have hereunto set our hands and seals (s) this 18th day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

J. Robert Curtis
To all

Norman A. Nilsen
Bessie S. Nilsen
Elisaus B. Nilsen
Anna T. Nilsen

THE NATIONAL BANK OF GARDINER

By: Norman C. Johnson
Its Cashier

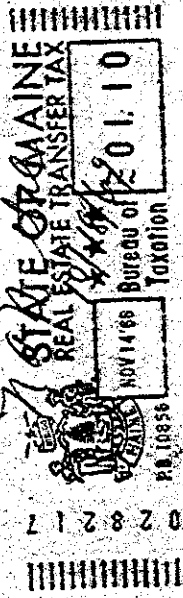
STATE OF MAINE LINCOLN

ss.

October 18, 1969.

Personally appeared the above named Norman A. Nilsen

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



Before me,

J. Robert Curtis
Justice of the Peace

