

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 Gardiner Savings Institution, owner of a certain mortgage dated August 19, 1963 and recorded in Lincoln County Registry of Deeds in Book 589, Page 302, 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 strip of land, and no more. The warranties herein set forth shall not be deemed to be those of said Gardiner Savings Institution.

IN WITNESS WHEREOF, we, the said Ralph P. Atwater and Georgie M. Atwater, being husband and wife, and Richard A. Pipkin and Ida M. Pipkin, being husband and wife, have hereunto set their hands and seals, and the said Gardiner Savings Institution, has caused its corporate name to be signed and its corporate seal affixed hereto by **ROBERT B. DAVIS, its TREASURER**, thereunto duly authorized, of the said

~~joining in this deed as Grantor and relinquishing and conveying rights by descent and other rights in the above described premises hereunto set ear 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

J. Robert Curtis

to all

Ralph P. Atwater

Georgie M. Atwater

Richard A. Pipkin

Ida M. Pipkin

GARDINER SAVINGS INSTITUTION

By: *[Signature]*
its TREASURER

J. Robert Curtis

STATE OF MAINE

LINCOLN

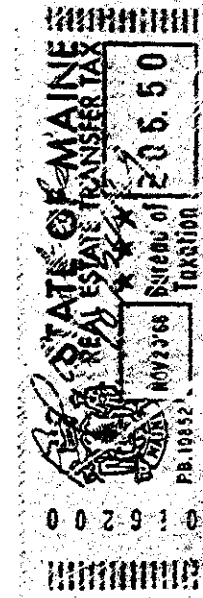
ss.

October 24,

1969.

Personally appeared the above named Ralph P. Atwater

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



Before me,

J. Robert Curtis
Justice of the Peace

L. 4284

Section 392
Parcel 54

WARRANTY DEED

From

RALPH P. ATWATER, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated October 24, 1969

STATE OF MAINE

LINCOLN

ss. Registry of Deeds

Received NOVEMBER 5, 1969

at 8 H., 30 M., A. M., and

recorded in Book 662 Page 78

Attest: Edna H. White to name
Register.

COMPARED

FILE ROOM: NOV 20 1969

Consideration \$5,000.00

W.O. 69-232-330010

Check #62276 (\$1,000) RW
63712 (\$4,000) # 2387

C. M. P. O. NOTATIONS	OVER DEEDS	APPROVED	FILED
US AS TO SUBSTANCE	US AS TO LEGAL CAPT.	US AS TO FORM	FILED
REGISTERED	APPROVED	FILED	FILED
REGISTERED	APPROVED	FILED	FILED
REGISTERED	APPROVED	FILED	FILED
REGISTERED	APPROVED	FILED	FILED
REGISTERED	APPROVED	FILED	FILED
REGISTERED	APPROVED	FILED	FILED
REGISTERED	APPROVED	FILED	FILED
REGISTERED	APPROVED	FILED	FILED

ACCOUNTING DEPT. NOTATIONS

9-3344

Cost 1/1/69

Bottom conveyed to Vesper 12/18/69

10/21/69

Know All Men By These Presents

That we, RALPH P. ATWATER, GEORGIE M. ATWATER, RICHARD A. PIPKIN and IDA M. PIPKIN, all of Whitefield, in the County of Lincoln and State of Maine, and GARDINER SAVINGS INSTITUTION, 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 Gardiner Savings Institution 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 towns ~~city~~ of Alna and 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 conveyed to the Grantee herein by Brackett & Shaw Co. by deed dated April 15, 1941 and recorded at the Lincoln County Registry of Deeds in Book 441, Page 291, and presently used as a right of way for its transmission line designated as Section #68, and extending from land now or formerly of Velma J. Grant, et al, at the center of State Highway Route #218, so called, as now traveled, in a general northeasterly direction to land now or formerly of J. Elwood Heath, a/k/a John E. Heath.

Said strip of land is more particularly bounded and described as follows: On the southwest by land of said Grant at the center of said Route #218; on the southeast by said 200-foot strip of land of the Grantee; on the northeast by land of said Heath; and on the northwest by a line parallel with and 100 feet distant northwest-erly 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 Edward Charles Marsden, Jr. by deed dated August 10, 1963 and recorded in Lincoln County Registry of Deeds in Book 589, Page 301.

There is reserved to the Grantors, their heirs and assigns, the right to cut and remove any wood or timber from said 100-foot strip of land herein conveyed until the Grantee herein or its contractors start their cutting operations.

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.

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

AREA CODE 207
882-5511

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 54
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 Alna and Whitefield, Maine, described in a deed from Edward Charles Marsden, Jr., to Ralph P. Atwater et als, dated August 10, 1963, and recorded in Lincoln County Registry of Deeds in Book 589, Page 301, for a period of over forty years.

I further certify that as of this date title is in Ralph P. Atwater, Georgie M. Atwater, Richard A. Pipkin and Ida M. Pipkin, 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 \$345.80, are unpaid.
5. There is an UNDISCHARGED mortgage from Ralph P. Atwater et als to Gardiner Savings Institution dated August 19, 1963, and recorded in Lincoln County Registry of Deeds, Book 589, Page 302.
6. Central Maine Power Company has a 200 foot strip across premises by deed from Brackett and Shaw

August 11, 1969

Company dated April 8, 1941, recorded in said Registry in Book 441, Page 291.

7. Ralph P. Atwater et als have given to one Ivan Shaw exclusive right to remove topsoil, gravel, sand and other forms of soil or materials from premises for a period of 20 years, with 20 year renewal, by instrument dated April 6, 1967, and recorded in said Registry in Book 630, Page 310. Note that there is no Release from the Gardiner Savings Institution.
8. Discharge of Tax Lien recorded in Book 630, Page 66, has no seal - either individual or municipal.
9. Quit-Claim Deed from Town of Whitefield conveying any interest under Tax Liens, dated September 15, 1947, recorded in said Registry in Book 469, Page 344, states liens are recorded in Kennebec County Registry of Deeds - in fact they are in Lincoln County.
10. There are no attachments of record.

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

Respectfully submitted,

David B. Soule
David B. Soule