

Portion conveyed to Mepco 12/15/69

10/22/69

Know All Men By These Presents

That I, FREDERICK L. BURGESS, of Woolwich, in the County of Sagadahoc 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 ~~(city)~~ of 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 200-foot strip of land owned by the Grantee herein and maintained as a right of way for its transmission line designated as Section #63, and extending from land now or formerly of Ernest A. Walker, et al, in a general northeasterly direction to land now or formerly of David A. Abbott, et al.

Said strip of land is more particularly located and described as follows: Bounded on the northeast by land of the said Abbott, et al; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of the said Walker; 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 Grantor by Anna M. Allen, et al, by deed dated March 28, 1969 and recorded in Lincoln County Registry of Deeds in Book 648, Page 246.

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.

HADLEY B. MILLER
ATTORNEY AT LAW

TELEPHONE { AREA CODE 207
892-5231

WALDOBORO, MAINE 04572
August 19, 1969

William M. Finn, Esq.
Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Re: Section 392 - W.O. 0001-00-133700 - Maine Yankee to Orrington

Owner: Frederick L. Burgess
Instrument: Quit-Claim Deed dated March 28, 1969
(Book 648, Page 246)
Location: Alna
Period of Search: 1941 - 1969
Parcel Number: 45


Dear Bill:

In accordance with the standards adopted by the Maine State Bar Association, I hereby certify that I have examined the record title to the premises referred to by the above parcel number and find good record title, subject to the encumbrances listed below:

1. On May 24, 1950, Marjorie C. Libby conveyed to Frederick E. Burgess the subject property and recited on the Deed that the Grantor derived her Title and authority to sell and convey under the Will of Almon G. Libby, late of Portland, Maine, who died December 14, 1946. No record of the Will was found in Lincoln County.
2. The next Deed was dated August 31, 1959 from J. Arthur Burgess to William Tracy Burgess--the reference in the Deed referring to the source of Title as Estate of Frederick E. Burgess, deceased, intestate, December 20, 1958, Docket #1048, Sagadahoc County.
3. The next Deed dated March 28, 1969 is from Anna M. Allen and Harriet L. Davis to Frederick L. Burgess, in which it is recited that the Grantors and Grantee are sole heirs and next of kin of W. Tracy Burgess, Sagadahoc County Docket #1189.

If the recitations in the Deeds are correct and the Estates are properly probated Title is good.

Very truly yours,


Hadley B. Miller

HBM:rls
cc: G. G. Beverage
Myron F. Curtis
J. Donald Barrios

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 Frederick L. Burgess,

and I, Lottie L. Burgess, wife of the said Frederick L. Burgess,

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 30th day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

J. Donald Barrios
96 both

Frederick L. Burgess
Lottie L. Burgess

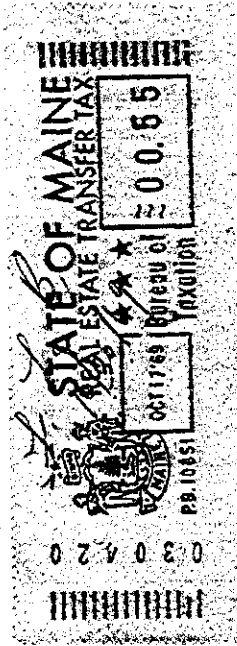
STATE OF MAINE SAGADAHOOC

ss.

Oct 30 1969.

Personally appeared the above named Frederick L. Burgess
and acknowledged the above instrument to be his free act and deed.

Before me,



J. Donald Barrios
Justice of the Peace