

E. 42 57 Section 392
Parcel 57

WARRANTY DEED

From
GERTRUDE MARION HELSON
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 88

Attest: Edith A. Whitehouse
COMPARED Register.

Consideration W.O.
\$500.00

69-232-330010

Check
60915

R/W
2331

FILE ROOM NOV 20 1969

| |
|----------------------------|
| ACCOUNTING DEPT. NOTATIONS |
| INITIALS |
| WORKERS NO. <u>9-482</u> |
| DATE <u>11/12/69</u> |
| PROPERTY NOTES |
| DATE OF ACCT |
| POST OFFICE MAIL |
| COMPTROLLER |

| |
|------------------------------------------|
| C. M. P. OO. NOTATIONS |
| OPER. DEPT. <u>WMB</u> |
| OK AS TO SUBSTANCE <u>SOFA</u> |
| LEGAL DEPT. OK AS TO FORM |
| TREAS. DEPT. NOTED <u>772</u> |
| APPROVED <u>772</u> |
| CLAIMS DEPT. NOTED & APPROVED <u>WMB</u> |
| COMPTROLLER NOTED <u>WMB</u> |
| OK FOR FILING <u>WMB</u> |

4925

1.00
1.00

Section 392
Parcel 57

9-482

6/14/61

Portion conveyed to Nippon 12/15/69

Know All Men By These Presents

That I, GERTRUDE MARION HELSON, of Portland, in the County of Cumberland 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~~ Whitefield, County of Lincoln, State of Maine, bounded and described as follows:

Being a triangular-shaped parcel of land bounded southeasterly and northeasterly by land now or formerly of Norman A. Nilsen, et al; and northwesterly by a line parallel with and 100 feet distant northwesterly of the northwesterly sideline of a strip of land 200 feet in width conveyed to the Grantee herein by Eliasus B. Nilsen, et al, by deed dated April 15, 1941 and recorded in Lincoln County Registry of Deeds in Book 441, Page 461.

Said parcel of land is more particularly bounded and described as follows: Beginning at a point at a southeasterly corner of the parcel herein conveyed; thence extending in a general southeasterly direction along land of said Norman Nilsen a distance of 450 feet, more or less, to a point, said point being 100 feet distant northwesterly of the northwesterly sideline of said 200-foot strip of land; thence extending in a general northeasterly direction, parallel with and 100 feet distant northwesterly of said 200-foot strip of land, a distance of 500 feet, more or less, to land of said Norman A. Nilsen, et al; thence extending in a general southeasterly direction along land of said Nilsen a distance of 120 feet, more or less, to the point of beginning.

The above-described parcel of land being a portion of the premises conveyed to the Grantor by Anna T. Nilsen, et al, by deed dated June 24, 1950 and recorded at the Lincoln County Registry of Deeds in Book 503, Page 302, and by deed of Richard Warren Helson dated December 15, 1961, and recorded in said Registry of Deeds in Book 567, Page 330.

There is reserved to the Grantor, her 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, her 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, her heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantor, her 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, her 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, her heirs and assigns, the right to cross the above-described parcel 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 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.

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 393, Maine Yankee to Orrington - Parcel 57
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 from Richard Warren Helson to Gertrude Marion Helson, dated December 15, 1961, and recorded in Lincoln County Registry of Deeds in Book 567, Page 330, for a period of over forty years.

I further certify that as of this date title is in Gertrude Marion Helson, 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 reveal.
3. Any state of facts an accurate survey might disclose.
4. Taxes of 1969 are unpaid, in the amount of \$18.20.
5. Central Maine Power Company has a 200 foot strip across said premises conveyed by deed in Book 441, Page 461.
6. There are no attachments of record.

DES: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 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 Gertrude Marion Helson, being single,

and ~~of the said~~

~~Joining in this deed as Grantor and relinquishing and conveying the rights in the above-described premises~~ have hereunto set my 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

June M. Larkham

Gertrude Marion Helson

STATE OF MAINE CUMBERLAND

October 24, 1969.

ss.

Personally appeared the above named Gertrude Marion Helson

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

Before me,

Lorraine D. Davis
Justice of the Peace

