

8-4900

Section 392
Parcel 63

WARRANTY DEED

From

CHARLES DIPRIZIO AND SONS, INC.

To

CENTRAL MAINE POWER COMPANY

Dated

December 12, 1969

STATE OF MAINE

L I N C O L N

ss. Registry of Deeds

Received

DECEMBER 17, 1969

at

9 H., 40 M., A. M., and

recorded in Book 665

Page 103

Attest:

Edna H. White

COMMISSIONER

Register.

4000

*10-659
Cut 1/27/70
[Signature]*

FILE ROOM JAN 9 1970

C. M. P. STATION	<i>[Signature]</i>
OFFER DEPT.	<i>[Signature]</i>
OK AS TO SUBSTANCE	<i>[Signature]</i>
LEGAL DEPT.	<i>[Signature]</i>
OK AS TO FORM	<i>[Signature]</i>
TREAS. DEPT.	<i>[Signature]</i>
NOTED & APPROVED	<i>7-1-1</i>
CLERK DEPT.	<i>[Signature]</i>
NOTED & APPROVED	<i>[Signature]</i>
COMPTROLLER	<i>[Signature]</i>
NOTED	<i>[Signature]</i>
OK FOR FILING	<i>[Signature]</i>

Check # 6310

69-232-33000

Druckman 417510

Return Conveyance to Register 12/15/65

Know All Men My These Hereafter

That CHARLES D. FRIZIO AND SONS, INC., also known as Charles DiPrizio and Son, Inc., a New Hampshire corporation having its office and principal place of business at Union, in the County of Carroll and State of New Hampshire,

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 right of way for its transmission line designated as Section #68, and extending from land now or formerly of Leonard Kelley in a northerly direction to land now or formerly of this Grantee.

Said strip of land is more particularly located and described as follows: Bounded on the northeast by land of this Grantee; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Kelley; 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 Grantor by William E. McKinley, Trustee of the Estate of Eastern Builders Supply, Inc., by Trustee Deed dated March 25, 1967 and recorded in Lincoln County Registry of Deeds in Book 630, Page 364.

There is reserved to the Grantor, its successors 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, its successors 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, its successors and assigns.

In consideration of the right to use said premises as herein reserved, the Grantor, its successors 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, its successors 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, its successors 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.

AUG 14 1969

TELEPHONE { AREA CODE 207
832-8231

HADLEY B. MILLER
ATTORNEY AT LAW

AUG 15 1969

WALDOBORO, MAINE 04572

August 8, 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

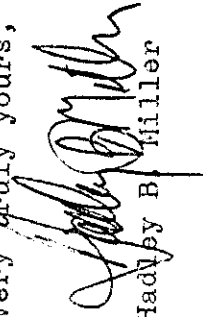
Owner: Charles D. Prizio and Sons Inc.
Instrument: Trustee deed dated 3/25/67 Book 630, Page 364
Location: Whitefield
Period of Search: 1941 - 1969
Parcel Number: 63

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. Philip J. Hall and Beatrice M. Hall acquired this property in 1956 by deed recorded in Book 524, Page 38. The next record of title appears in Book 567, Page 308 by deed from Brice H. Booker and Douglas E. Gray to Eastern Builders Supply in 1961. There appears to be a gap of ownership between Robert F. Gilman and Brice H. Booker and Douglas E. Gray. I have examined the records as both grantor and grantee of Gilman, Booker and Gray and can find no connection.

Very truly yours,


Hadley B. Miller

HEM:pcs

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 it do covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all incumbrances; that it has have good right to sell and convey the same to the Grantee to hold as aforesaid; and that it and its successors, 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, the said CHARLES DI PRIZIO AND SONS, INC., has caused its corporate name to be signed and its corporate seal affixed hereto by Evelyn Luongo, its Clerk, thereunto duly authorized,

and _____ of the said -

joining in this deed as Grantor; and relinquishing and conveying ~~rights in the above described premises, have hereunto set hand(s) and seal(s) this 12th day of December~~ in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

CHARLES DIPRIZIO AND SONS, INC.

By: *Evelyn Luongo*
Its Clerk

NEW HAMPSHIRE

STATE OF MAINE
CARROLL ss.

Dec. 12 ss.

1969.

Personally appeared the above named *Evelyn Luongo* her free act and deed. and acknowledged the above instrument to be

Before me,

Rosemerie DelPino
Justice of the Peace
Com. exp. Mar. 1972
Notary

