

6-4527 Section #392  
Parcel #44

# WARRANTY DEED

From

MYRTLE W. DOW

To

CENTRAL MAINE POWER COMPANY

Dated November 14, 1969

STATE OF MAINE

LINCOLN ss. Registry of Deeds

Received NOVEMBER 21, 1969

at 9 H., 25 M., A. M., and

recorded in Book 665 Page 6

Attest: Edith N. Zollicoffer  
COMPTON Register.

Consideration  
\$ 450.00

W.O.  
69-232-330010

Check  
# 67179 1/2

FILE ROOM JAN 9 1970

C. M. P. CO. NOTATIONS	OK FOR TO SUBSTANCE	LEGAL DEPT. OK AS TO FORM	TAX DEPT. APPROVED	771	COMPTON	REGISTER	OK FOR FILING

11-764  
159/70  
me

11/14/69  
Know All Men My Dear Friends

That I, MYRTLE W. DOW, of Orono, in the County of Penobscot 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 ~~Alna~~ 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 #68, and extending from land now or formerly of Central Maine Power Company in a general northerly and northeasterly direction to land now or formerly of Almon G. Libby.

Said strip of land is more particularly located and described as follows: Bounded on the northeast by land of the said Libby; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Central Maine Power 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 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 Almira Walker, et al, by deed dated January 18, 1965 and recorded in Lincoln County Registry of Deeds in Book 597, Page 430.

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 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  
832-5231

WALDOBORO, MAINE 04572

October 16, 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: Myrtle W. Dow  
Instrument: Quit-Claim deed dated 1/18/65 Book 597, Page 430  
Location: Alna  
Period of Search: 1941 - 1969  
Parcel Number: 44

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 thereto.

Very truly yours,

  
Hadley B. Miller

HBM:pcs

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

HADLEY B. MILLER  
ATTORNEY AT LAW

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October 16, 1969

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

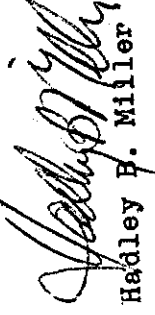
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Myron F. Curtis  
J. Donald Barrios

\* In 1941 the property was owned by Ernest Walker, George Walker and Clarence Walker. In 1947 Ernest Walker sold one third to Clarence Walker by quit-claim deed recorded in Book 469, Page 360. In 1949 Clarence Walker sold his two thirds to George Walker by quit-claim deed recorded in Book 480, Page 116. At this point George Walker owns all. In 1965 George Walker had died leaving a widow, Almira Walker, and two children, Clifton Walker and Myrtle Dow, and in 1965 Almira Walker and Clifton Walker conveyed a one half interest to Myrtle W. Dow by quit-claim deed recorded in Book 597, Page 430. At this point Myrtle owned a one third interest in her own right and acquired a one undivided half interest from Almira and Clifton giving her five sixths interest. Myrtle Dow conveyed to Clarence H. Walker in 1965 by deed recorded in Book 597, Page 432 an undivided half interest so that the title now stands Almira Walker and Clifton Walker own a one sixth interest, Clarence Walker three sixths interest and Myrtle W. Dow two sixths interest.

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 Myrtle W. Dow,

and I, George F. Dow, husband of the said Myrtle W. Dow,

joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have herunto set our hand(s) and seal(s) this 14th day of November, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered  
in presence of

*J. Donald Barrios*  
*do both*

*Myrtle W. Dow*  
*George F. Dow*

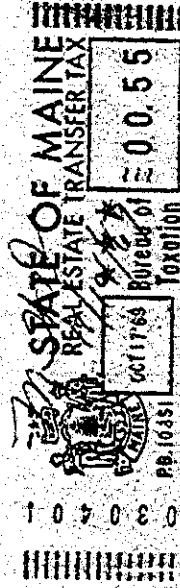
STATE OF MAINE PENOBSCOT

ss.

*Nov 14, 1969.*

Personally appeared the above named Myrtle W. Dow  
and acknowledged the above instrument to be her free act and deed.

Before me,



*J. Donald Barrios*  
Justice of the Peace