

8-4528 Section #392
Parcel #26.1

WARRANTY DEED

From

ARTHUR E. JONES, ET AL

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 8

Attest: Edna N. Whitehouse
Register.

FILE ROOM JAN 9 1970

C.M.P. CO. NOTATIONS
8-4528
77-6
HUB
JRM

Consideration W.D.
\$ 250.00 29-230-330000

Chubb Att
(Mailed May 1969
by Deed Dept. Serial
to Jones)

11-475
102/10270

KUMU ALL MEN MY THESE MREXENIN

That we, ARTHUR E. JONES and MADELENE S. JONES, both of Wiscasset, in the County of Lincoln 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 Wiscasset, County of Lincoln, State of Maine, bounded and described as follows:

Being an irregular shaped parcel of land bounded southwesterly by land now or formerly of Carl Boudin southeasterly by land of the Grantee herein, northeasterly by other land of said Boudin, and northwesterly by a line parallel with and 225 feet distant northwesterly measured at right angles from the center line of the Grantee's transmission line presently designated as Section 68 as the same is now constructed across land now or formerly owned by said Carl Boudin. The northwesterly sideline of said parcel of land also being 300 feet distant northwesterly measured at right angles from the center line of the Grantee's transmission line designated as Section 204 as the same is also constructed across land of said Boudin.

The above described parcel of land being a portion of the premises conveyed to the Grantors by Oliver A. Jones by deed dated April 27, 1944, recorded at the Lincoln County Registry of Deeds in Book 459, Page 45.

Said parcel consists of approximately 2.3 acres of land.

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
682-5511

October 2, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Attention: William M. Finn, Esq.

Re: Section 392, Maine Yankee to Orrington-Parcel 26.1
W.O. 0001-99-133700

Gentlemen:

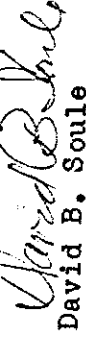
In accordance with a request from Mr. Curtis, and in accordance with the Standards adopted by the Maine State Bar Association, I hereby certify that I have examined or caused to be examined, the records at the Lincoln County Registry of Deeds and Registry of Probate as respects property located in Wiscasset, Maine, described in deed from Oliver A. Jones to Arthur E. Jones and Madelene S. Jones, husband and wife, as joint tenants, dated April 27, 1944, and recorded in Lincoln County Registry of Deeds in Book 459, Page 345, from May 19, 1906 to date.

I further certify that as of this date title is in Arthur E. Jones and Madelene S. Jones, husband and wife, 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. Current taxes, in the amount of \$227.25, are unpaid.
5. There are no attachments of record.

DBS:bs
cc: G.G.Beverage
cc: M.F.Curtis

Respectfully submitted,


David B. Soule

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

AREA CODE 207
882-5511

July 14, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Attention: William W. Finn, Esq.

Re: Section 392, Maine Yankee to Orrington - Parcel 26.1
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 Wiscasset, Maine, described in deed from Mary O. Stinson et al to Carl H. Boudin dated October 1, 1941, and recorded in Lincoln County Registry of Deeds in Book 433, Page 518, from November 25, 1978 to date.

I further certify that as of this date title is in Carl H. Boudin, 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 of 1969 are now a lien but no information as to same is yet available.
5. There is no deed from Carl H. Boudin to Arthur E. Jones, alleged to be the owner, who has been checked from January 1, 1958.

July 14, 1969

6. Central Maine Power Company has a deed of two strips across said premises dated February 4, 1941, and recorded in Lincoln County Registry of Deeds in Book 441, Page 67.
7. There are undischarged Tax Liens for 1947, 1958, 1960 and 1966 Taxes assessed against Carl H. Boudin and recorded respectively in Lincoln County Registry of Deeds in Book 475, Page 464; Book 553, Page 220; Book 570, Page 210A; and Book 624, Page 176. A deed from the Town is required.
8. Until a deed to Arthur E. Jones is obtained and recorded it is not possible to determine how much of these tax liens affect the property you desire to take and whether other instruments not here set forth affect the portion of the Boudin property you need. Further information is required.
9. There are no attachments of record against Boudin or Jones.

DBS:bs
cc:G.G.Beverage
cc:Myron F. Curtis

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 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 afore-said; 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.

IN WITNESS WHEREOF, we the said Arthur E. Jones and Madelene S. Jones, being husband and wife,

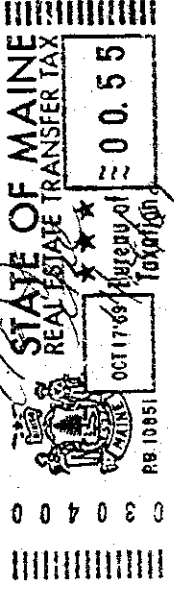
and ~~of the said~~

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

Signed, Sealed and Delivered in presence of

J Robert Cuth
to both

Arthur E Jones
Madelene S Jones



STATE OF MAINE LINCOLN

ss. November 14 19 69.

Personally appeared the above named Arthur E. Jones and Madelene S. Jones

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

Before me,

J Robert Cuth
Justice of the Peace