

Know All Men By These Presents

That we, HARRY A. SLEFKIN and FANNIE E. SLEFKIN, of Albuquerque, County of Bernalillo and State of New Mexico, and WALTER M. HAINES, of Pomona, in the County of Rockland and State of New York,

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, 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 John N. Eastman, Jr., et al., at the center of the Doyle Road, so called, in a general northeasterly direction to land now or formerly of Donald N. Northrup, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Northrup; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of the said Eastman at the center of said Doyle Road; 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 Slefkins by Doris E. Rusgrove by deed dated December 17, 1965 and recorded in Lincoln County Registry of Deeds in Book 613, Page 167, and being the same premises described in deed from Thomas Colpitt dated November 19, 1965 and recorded in said Registry of Deeds in Book 609, Page 258.

The 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.

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-883-7482

August 14, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #112

Gentlemen:

In accordance with the request of Myron Curtis contained in his letter of June 17, 1969, as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and Lincoln County Registry of Probate, as reflected by indices, from March 11, 1941, at 10:35 A.M., that being the date of recording of a deed from John M. Eastman to Central Maine Power Company, to August 13, 1969, at twelve o'clock noon.

In accordance with the Standards of Title of the Maine State Bar Association, but limited to my examination of the records for the period noted above, I certify that on the last mentioned date and time, Harry A. Slefkin and Fannie E. Slefkin were the record owners, as joint tenants, with a good and marketable title to the premises described in Schedule A, attached hereto, free and clear of all encumbrances, with the following exceptions:

1. Any bankruptcy proceedings and any ordinance, municipal regulation or private law.
2. Any condition which an examination of the premises might reveal.
3. Real estate taxes for 1969 have not been checked.
4. Attention is called to the fact that Harry A. Slefkin and Fannie E. Slefkin acquired title by two separate deeds, both believed to describe the same property:
 - (a) Quit-Claim Deed of Thomas Colpitt, dated November 19, 1965, recorded on January 14, 1966, in the Lincoln County Registry of Deeds, Book 609, Page 258. This deed is apparently based on undischarged tax liens filed against Doris E. Rustrove.
 - (b) Warranty Deed of Doris E. Rustrove, dated December 17, 1965, and recorded January 12, 1966, in said Registry Book 613, Page 167.

Central Maine Power Company

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August 14, 1969

(5) Deed to Central Maine Power Company, dated March 10, 1941, recorded March 11, 1941, in Lincoln County Registry of Deeds Book 441, Page 145.

This certificate assumes good and marketable title to have been in the grantee in the deed to Central Maine Power Company recorded on March 11, 1941, and referred to above.

Very truly yours,



Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Harry A. Slefkin, Sr. and Fannie E. Slefkin
Land at Whitefield

A certain lot or parcel of land with no buildings thereon situated in Whitefield, in the County of Lincoln and State of Maine, bounded and described as follows: On the North by land now or formerly of Matthew O'Riley, land now or formerly of John Drake and land now or formerly of K.S. Partridge; on the West by land now or formerly of K.S. Partridge; on the South by the Doyle Road and land now or formerly of Earl Glidden; on the East by land now or formerly of John McLaughlin and land now or formerly of said Matthew O'Riley.

Meaning and intending to hereby convey a portion of the same premises as were conveyed by Hussey Hardware Company to John M. Eastman by deed dated February 13, 1941 and recorded in Lincoln County Registry of Deeds in Book 435, Page 496, said portion of the premises being that which lies northerly of the Doyle Road.

There is excepted from this conveyance a certain lot or parcel of land conveyed by John M. Eastman to Central Maine Power Company by deed dated March 10, 1941 which conveyance is recorded in Lincoln County Registry of Deeds, Book 441, Page 145, as well as a parcel conveyed by John M. Eastman to John M. Eastman, Jr. and Kerwin P. Eastman by deed dated October 12, 1959 and recorded in Lincoln County Registry of Deeds, Book 567, Page 363.

For my title see deed of John M. Eastman to Doris E. Rusgrove dated December 16, 1960 and recorded in Lincoln County Registry of Deeds, Book 567, Page 52.

10/15, 1969

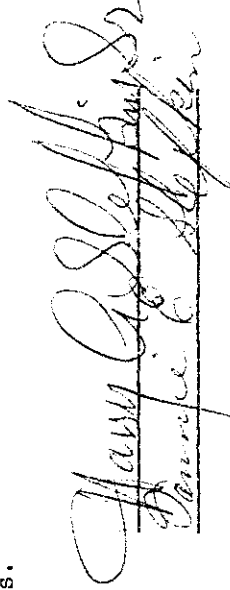
This consent agreement will serve as written permission for CENTRAL MAINE POWER COMPANY to pay WALTER W. HAINES the full consideration of Five Hundred Forty ^{550.00} (\$540.00) Dollars due as payment for a strip of land one hundred (100) feet in width across property owned by the undersigned, Harry A. Slefkin and Fannie E. Slefkin, and being purchased by Walter W. Haines under a Bond for a Deed dated July 27, 1966; the one-hundred (100) foot strip being conveyed to Central Maine Power Company by deed from the undersigned and Walter W. Haines to be recorded in Lincoln County Registry of Deeds.

STATE OF New Mexico ss
County of Bernalillo

Personally appeared the above-named Harry A. Slefkin and Fannie E. Slefkin and acknowledged the foregoing instrument to be their free act and deed, before me,


Notary Public

My commission expires:
~~My~~ Commission Expires June 6, 1971


October 15, 1969


TO HAVE AND TO HOLD the aforementioned 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 aforesaid; 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. The said Walter M. Haines joins in this deed for the purpose of releasing his interest in and to said strip of land, and no more, said interest being by virtue of Bond for a Deed from Harry A. Slefkin and Fannie E. Slefkin to Walter M. Haines dated July 27, 1966.

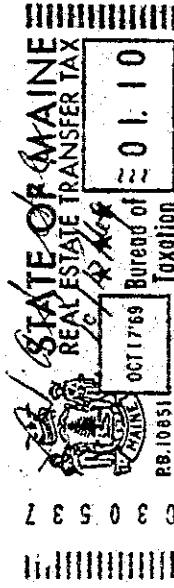
IN WITNESS WHEREOF, we, the said Harry A. Slefkin and Fannie E. Slefkin, being husband and wife, and Walter M. Haines

and Hazel M. Haines, wife of the said Walter M. Haines,

joining in this deed as Grantors, 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 15th day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of


Jan Colby
Fannie E. Slefkin
Walter M. Haines
Hazel M. Haines



STATE OF MAINE/ NEW MEXICO
County of Bernalillo

ss. October 15 1969.

Personally appeared the above named Harry A. Slefkin and Fannie E. Slefkin
and acknowledged the above instrument to be their free act and deed.

Before me,

Robert M. Calder
Justice of the Peace
Notary Public

NOTARIAL COMMISSION EXPIRES:

My Commission Expires June 6, 1971

6-47 92 Section 392
Parcel 112

WARRANTY DEED

From

HARRY A. SLEPKIN, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated October 15, 1969

STATE OF MAINE

L I N C O L N ss. Registry of Deeds

Received DECEMBER 9, 1969

at 1 H., 20 M., P. M., and

recorded in Book 665 Page 1

Attest: Edw. W. Roberts Register.

12-948
100/100
hsc

W. O. Warranted
#550.00
69-232-330010
#74588
#3334
K/n) Clerk

FILE ROOM JAN 9 1970

C. M. P. REGISTRATION OFFER DEED TO US AS TO SUSSEX LOCAL DEPT. ON 10/15/69 ROOM	CLERK'S DEPT. NOTED & APPROVED JMS	CLERK'S DEPT. NOTED & APPROVED JMS	NOTED FOR FILING JMS
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