

TO HAVE AND TO HOLD the foregranted 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 Leander B. Nichols,

and I, Eleanor J. Nichols, wife of the said Leander B. Nichols,

joining in this deed as Grantor, 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 1/2 day of December, in the year of our Lord one thousand nine hundred and sixty-nine.

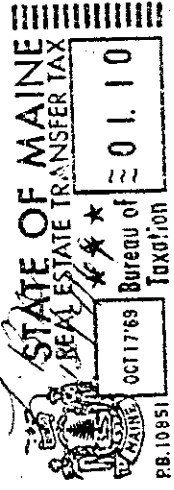
Signed, Sealed and Delivered  
in presence of

*Eleanor J. Nichols*  
*Eleanor J. Nichols*

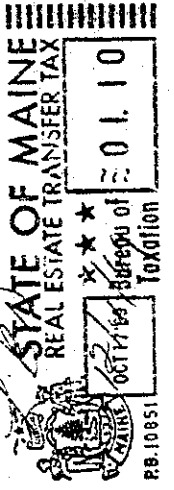
*Leander B. Nichols*  
*Leander B. Nichols*



030524



030523



COMMONWEALTH OF MASSACHUSETTS  
/STATE OF MAINE/ *Worcester, Mass.*

*Worcester, Mass.* 1969.

Personally appeared the above named Leander B. Nichols  
and acknowledged the above instrument to be his free act and deed.

Before me,

*Marvin W. Richardson*

-Justice-of-the-Peace-  
Notary Public Impression  
Seal

XXXXXXXXXXXXXXXXXXXX

My Commission Expires May 14, 1971

8-4798 Section #392  
Parcel #11

# WARRANTY DEED

From

Leander E. Nichols

To

Central Maine Power Company

Dated December 4, 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 666 Page 8

Attest: *Edw. M. White*  
Register.

FILE ROOM JAN 9 1970

*W. J. ...*  
*MA*  
*DEEDS*  
*Jan 10 1970*

11-5572  
Ord 119/2000

## Know All Men By These Presents

That I, LEANDER B. NICHOLS, of Hanover, in the County of Plymouth and Commonwealth of Massachusetts,

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 Wiscasset, County of Lincoln, State of Maine, bounded and described as follows:

Being two strips of land.

Strip #1: Being a strip of land 125 feet in width located westerly 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 presently designated as Section #25 and Section #68, extending from land now or formerly of Lillian G. Colby in a general northerly direction to land now or formerly of Carl J. Main.

Said strip of land is more particularly bounded and described as follows: Southerly by land now or formerly of said Lillian G. Colby; easterly by said 200-foot strip of land of the Grantee; northerly by land now or formerly of said Carl J. Main; and westerly by a line parallel with and 125 feet distant westerly measured at right angles from the westerly boundary line of said 200-foot strip of land of the Grantee.

Strip #2: Being a strip of land 100 feet in width located easterly of and contiguous with an 85-foot strip of land owned by the Grantee herein and maintained as a right of way for its transmission line presently designated as Section #204, extending from land now or formerly of said Lillian G. Colby in a general northerly direction to land now or formerly of said Carl J. Main.

Said strip of land is more particularly bounded and described as follows: Southerly by land of said Lillian G. Colby; westerly by said 85-foot strip of land of the Grantee; northerly by land of said Carl J. Main; and easterly by a line parallel with and 100 feet distant easterly measured at right angles from the easterly boundary line of said 85-foot strip of land of the Grantee.

The above-described strips of land being a portion of the premises conveyed to the Grantor by Ross B. Nichols by deed dated October 20, 1928, and recorded at the Lincoln County Registry of Deeds in Book 386, Page 92.

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

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

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

AREA CODE 207  
892-5511

October 3, 1969

Central Maine Power Company  
9 Green Street  
Augusta, Maine 04330

Attention: William M. Finn, Esq.

Re: Section 392, Maine Yankee to Orrington-Parcel 11  
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 Ross B. Nichols to Leander B. Nichols dated October 20, 1928, and recorded in Lincoln County Registry of Deeds in Book 386, Page 92, from May 5, 1965 to date.

I further certify that as of this date title is in Leander B. Nichols 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 are paid.
5. I find nothing from May 5, 1965 to date except a strip conveyed by said Leander B. Nichols to Central Maine Power Company, described in a deed dated on said May 5, 1965, and recorded in Book 610, Page 227.

Central Maine Power Company - 2 -

October 3, 1969

6. Central Maine Power Company has previously acquired a strip by deed recorded in Book 441, Page 72.
7. There are no attachments of record.

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

Respectfully submitted,

*David B. Soule*  
David B. Soule

Also excepting and reserving to the Grantor herein, his heirs and assigns, the right to cross the above-described strips 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 strips 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 strips shall be in compliance with the provisions of the National Electrical Safety Code.