

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 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.

IN WITNESS WHEREOF, we, the said Willis Clark Colby, Jr. and Ellen H. Colby, being husband and wife,

-of the said-

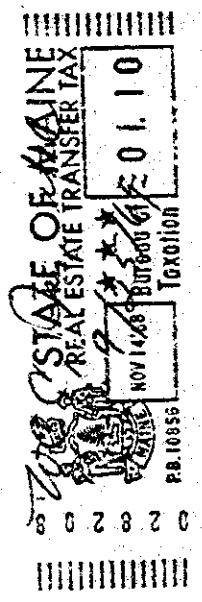
joining in this deed as Grantor; and relinquishing and conveying ---rights by descent and all other rights in the above described premises; have hereunto set our hand(s) and seal(s) this 25th day of September, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

J. Robert Curkin
To both
Willis Clark Colby, Jr.
Ellen H. Colby

STATE OF MAINE LINCOLN ss. September 25th 1969.

Personally appeared the above named Willis Clark Colby, Jr. and Ellen H. Colby and acknowledged the above instrument to be their free act and deed.



Before me,

J. Robert Curkin
Justice of the Peace

SAGadahoc, SS.
RECEIVED OCT 7 1969 9 H. 00 M. A.M.
and recorded from the original

Section 392 -4
Parcel 6 \$100

WARRANTY DEED

From

WILLIS CLARK COLBY, JR., ET AL

To

⁹⁻²⁵⁻⁶⁹
CENTRAL MAINE POWER COMPANY

Dated September 25, 1969

STATE OF MAINE

SAGADAHOC ss. Registry of Deeds

Received OCT 17, 1969

at 9 H., 10 M., P., M., and

recorded in Book 1367 Page 515

Attest *Hermit C. Stevens*
Register.

COMPARED

FILE ROOM OCT 31 1969

SEARCHED	INDEXED
SERIALIZED	FILED
OCT 21 1969	
FBI - BOSTON	

9-25-69
MCL/06
9-25-69
69-232-3300-10

C. M. P. OF NOTATIONS COVER CLERK COLBY BY [Signature]
LEGAL DEPT. OF AS TO FORM
TREAS DEPT. NOTED & APPROVED [Signature]
CLAIMS DEPT. NOTED & APPROVED [Signature]
COMPTROLLER NOTED [Signature]
OK FOR FILING [Signature]

Check 1-2062
R/D 2316

KUMU ALL MEN BY THESE APPROPRIATE

That we, WILLIS CLARK COLBY, JR. and ELLEN H. COLBY, 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 (city) of Woolwich, County of Sagadahoc, State of Maine, bounded and described as follows:

Being a triangular-shaped parcel of land bounded southeasterly and southwesterly by land now or formerly of C.A.C., Inc. and northwesterly by a line parallel with and 185 feet distant northwesterly of the Grantee's survey base line and its projection at both ends as now staked across land of the said C.A.C., Inc. for the purpose of establishing a center line for the proposed construction of the Grantee's 345 KV transmission line extending from Maine Yankee in Wiscasset to Orrington and presently designated as Section 392.

Said parcel of land is more particularly bounded and described as follows: Beginning at the most northeasterly corner of the parcel herein conveyed; thence extending in a general southerly direction along land of said C.A.C., Inc. a distance of 190 feet, more or less, to the southeasterly corner of the parcel herein conveyed; thence extending in a general northwesterly direction along other land of said C.A.C., Inc. a distance of 85 feet, more or less, to a point, said point being 185 feet distant northwesterly measured at right angles from the Grantee's said survey base line; thence extending in a general northeasterly direction parallel with and 185 feet distant northwesterly of said survey base line a distance of 210 feet, more or less, to the point of beginning.

For a more particular description of said survey base line across land of said C.A.C., Inc., reference is hereby made to deed of said C.A.C., Inc. to the Grantee herein to be recorded in Lincoln and Sagadahoc County Registries of Deeds.

The Grantee herein agrees not to set any poles or guys within the limits of the above-described parcel of land.

The above-described parcel of land being a portion of the premises conveyed to the Grantors by Kenneth G. Beane by deed dated September 26, 1967 and recorded at the Sagadahoc County Registry of Deeds in Book 358, Page 277.

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.

DONALD WARD PHILBRICK
ROBINSON VERRILL
BROOKS WHITEHOUSE
EDWARD FOX DANA
DONALD LOCKEY PHILBRICK
ROGER ASHURST PUTNAM
ROBERT B. WILLIAMSON, JR.
JOHN ALBERT MITCHELL
LOUIS ALFRED WOOD
LOYALL FARRAGUT SEWALL
JOHN WINTHROP PHILBRICK
JOHN LAWRENCE SULLIVAN
PETER BRIDGMAN WEBSTER
HOWARD HINKLEY DANA, JR.
CHARLES R. OF JREICHER

VERRILL DANA PHILBRICK WHITEHOUSE & PUTNAM

ATTORNEYS AT LAW

57 EXCHANGE STREET
PORTLAND, MAINE 04111

HARRY MIGHELS VERRILL

1868-1984

JOHN FESSENDEN DANA

1877-1966

LEON VALENTINE WALKER

1882-1968

AREA CODE 207
774-4573

September 20, 1969

William M. Finn, Esq.,
Central Maine Power Company
Nine Green Street
Augusta, Maine 04330

Dear Bill:

Re Parcel Area 6, Section 392
Woolwich, Sagadahoc County

In accordance with the standards adopted by the Maine State Bar Association, we hereby certify that we have examined the record title to the premises referred to by the above parcel number, which premises are shown on a survey map furnished to this office, and as of September 19, 1969, find good record title, subject to the encumbrances listed below, in the following persons:

Record Owners: Willis (sometimes called William) Clark Colby, Jr. and Ellen H. Colby, as joint tenants.

Title Source: By warranty deed from Kenneth G. Beane, dated September 26, 1967, and recorded in Sagadahoc County Registry of Deeds in Book 358, Page 277.

Encumbrances:

1. We have not checked payment of municipal taxes or any other municipal charges or assessments.
2. In the above source deed to the Colbys, Kenneth G. Beane conveyed the land upon the condition that the oak trees along the north line of the property never be cut. It is difficult from our mapping to determine what is exactly the north line, but it would appear that the north line would be the line either along the existing roadway or along the county boundary between Sagadahoc County and Lincoln County. If the north line is so located, it would appear that this encumbrance would not affect your purchase at all. However, this should be carefully checked as any cutting by the company of these oak trees could cause problems, especially

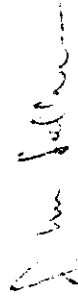
William M. Finn, Esq.
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in light of the fact that the above source deed is a 1967 deed. I am sure that the Beanes are still very much concerned about the oak trees.

3. Out conveyance of a triangular lot to the Central Maine Power Company by Viola Mae S. Beane, dated January 31, 1941, and recorded in said Registry of Deeds in Book 220, Page 196. The company records must reflect the location of this lot.

4. 90-acre conveyance from Viola Mae S. Beane to Central Maine Power Company, dated November 15, 1941, and recorded in said Registry of Deeds in Book 227, Page 30. There was reserved from this conveyance the right to take water from a spring upon the 90-acre parcel, and further, there were conveyed two rights of way to Central Maine Power Company, which rights of way were for access to the 90-acre parcel and across the 90-acre parcel. Again, company records must have information on this conveyance, but as a practical matter, the 90-acre parcel and the rights of way should not affect the company's purchase at all. The only remaining effect would, of course, be from the reservation of the right to take water from the spring upon the 90-acre parcel.

Very truly yours,



John L. Sullivan

JLS/dr

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

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