

**WARRANTY DEED**  
**(Corporate Grantor)**

TRANSFER TAX PAID

**Longchamps & Son, Inc.**, a corporation organized under the laws of the State of Maine [incorrectly identified as Longchamps & Sons, Inc. in Deed to Grantor recorded in the Somerset County Registry of Deeds in Book 2279, Page 8], with an office located at 15 Lisbon Street, Lisbon, Maine 04250 ("Grantor"), for good and valuable consideration, GRANTS to

**Central Maine Power Company, Inc.**, a corporation organized under the laws of the State of Maine, with offices at **83 Edison Drive, Augusta, Maine 04336 ("Grantee")**, its successors and assigns forever,

with WARRANTY COVENANTS,

a certain lot or parcel of land situated in the Township of Raytown (a/k/a T5 R7 BKP WKR), County of Somerset, State of Maine, being more particularly bounded and described as follows:

(SEE EXHIBIT A ATTACHED HERETO)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name, under seal, by its duly authorized officer this \_\_\_\_\_ day of November, 2016.

LONGCHAMPS & SON, INC.

By: *Tony Longchamps*  
Tony Longchamps  
Its: Owner / Treasurer

State of Maine  
County of Androscoggin, ss

November 15, 2016

The above-named Tony Longchamps, Owner / Treasurer of Longchamps & Son, Inc., personally appeared before me and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Longchamps & Son, Inc.

Before me, *Scott M. Emery*  
Notary Public/Attorney

Printed Name:

My Commission Expires:



EXHIBIT A

Certain real estate and rights located southeasterly of but not adjacent to Whipple Pond in Raytown Township (T5 R7 BKP WKR), Somerset County, Maine, being more particularly described as follows:

A lot or parcel of land lying westerly of Whipple Pond Road (aka Spencer Rips Road and/or Raytown Road) commencing at a red painted post marked "Scott" on one side and "Paquet" on the opposite side located on the westerly side of Whipple Pond Road near the first bridge crossing Whipple Brook;

Thence in a generally westerly direction to the thread of Whipple Brook, thence in a generally northerly direction along the thread of said Whipple Brook and land now or formerly of Plum Creek Maine Timberland LLC as described in a deed dated November 5, 1998 and recorded in the Somerset County Registry of Deeds in Book 2490, Page 284, a distance of 3880 feet, more or less, to the southeasterly corner of land now or formerly of The Nature Conservancy as described in a deed dated June 24, 2015 and recorded in said Registry in Book 4923, Page 231, said corner being N 51°14'45" E a distance of 40.8 feet, more or less, from a ¾" diameter iron rebar with survey cap #2327 located on the westerly side of Whipple Brook;

Thence N 51°14'45" E a distance of 455 feet, more or less, across land of the Grantor to the westerly side of Whipple Pond Road and other land now or formerly of said Plum Creek Maine Timberlands LLC;

Thence southerly by the westerly bound of Whipple Pond Road and land of said Plum Creek Maine Timberlands LLC, and others, a distance of 3420 feet, more or less, to the point of beginning, containing 24 ½ acres, more or less, including the area of Whipple Brook.

Being a portion of the Second Parcel described in a warranty deed from Robert F. Brown to the Grantor herein dated March 26, 2001 and recorded in said Registry in Book 2779, Page 8.

Together with a right-of-way in common with others over said Whipple Pond Road as described in the First Parcel of the deed of the Grantor recorded in said Registry in Book 2279, Page 8.

Bearings are Maine State Plane Coordinate System, Zone 19 North, US Survey feet.