

OK. PCS
10/27/53

KNOW ALL MEN BY THESE PRESENTS

That GREAT NORTHERN PAPER COMPANY, a corporation duly organized and existing under the laws of the State of Maine and having its principal place of business at Millinocket, in the County of Penobscot and said 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 its office and principal place of business at Augusta, in the County of Kennebec, said State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said Central Maine Power Company, its successors and assigns forever, five certain lots or parcels of land:

East Moxie

Parcel # 1. A certain lot or parcel of land situated in T.2 R.4, B.K.P., E.K.R., (known as East Moxie), in the County of Somerset and State of Maine, more particularly bounded and described as follows: A strip of land two hundred twenty-five (225) feet in width extending from the southerly line of T.1 R.5, B.K.P., E.K.R., (Known as Moxie Gore), in a southwesterly direction to the easterly line of The Forks Plantation at Moxie Stream, so-called, and containing about 9.4 acres. The northwesterly boundary of said strip is located one hundred fifty (150) feet distant northwesterly from, and the southeasterly boundary of said strip is located seventy-five (75) feet distant southeasterly from the following described survey line: Beginning at a point in the southerly line of said Moxie Gore and extending S 50°20' W a distance of about 1826 feet to the easterly line of said The Forks Plantation at the said Moxie Stream, so-called. Said survey line being located for the Grantee's proposed 115KV transmission line from Indian Pond to Wyman Station as now staked out along said strip and the projection of said survey line.

The Forks

Parcel # 2. A certain lot or parcel of land situated in The Forks Plantation, in the County of Somerset and said State, more particularly bounded and described as follows: A strip of land two hundred twenty-five (225) feet in width extending from the westerly line of T.2 R.4, B.K.P., E.K.R., (known as East Moxie), in a southwesterly direction to an angle point in the Grantee's first described survey line, (Parcel # 1), and containing about 11.4 acres. The northwesterly boundary of said strip being located one hundred fifty (150) feet distant northwesterly from, and the southeasterly boundary of said strip being located seventy-five (75) feet distant southeasterly from the following described survey line: Being the projection of the first described survey line and beginning at a point in the westerly line of said East Moxie; thence continuing along the same course described in Parcel # 1 a distance of about 2213 feet to said angle point. Said angle point being S 29°10' E a distance of about 1900 feet from the southerly line of Moxie Gore.

The Forks

Parcel # 3. A certain lot or parcel of land situated in The Forks Plantation, County of Somerset and said State of Maine, more particularly bounded and described as follows: A strip of land three hundred (300) feet in width extending from the southerly line of T.1, R.5, B.K.P., E.K.R., (known as Moxie Gore), in a southeasterly and southerly direction to the northerly line of T.2, R.3, B.K.P., E.K.R., (known as Bald Mountain), and containing about 224.1 acres. The southwesterly and westerly boundaries of said strip being located two hundred twenty-five (225) feet distant southwesterly and westerly from, and the northeasterly and easterly boundaries of said strip being located seventy-five (75) feet distant northeasterly and easterly from the following described survey line: Beginning at a point in the southerly line of said Moxie Gore, said point being located about .9 mile distant westerly from the center line of the abandoned Somerset Branch of the Maine Central Railroad Company measured along said southerly line; thence S 29°10' E a distance of about 1900 feet to the angle point described in Parcel # 2; thence continuing along the same course about 7491 feet to an angle point; thence S 37°10' E a distance of about 8570 feet to an angle point; thence S 19°54' E a distance of about 5567 feet to an angle point; thence S 4°15' E a distance of about 8973 feet to a point in the northerly line of said Bald Mountain, said point being about 800 feet distant easterly from the northwesterly corner of said Bald Mountain measured along said northerly line.

Caratunk

Parcel # 4. A certain lot or parcel of land situated in Caratunk Plantation, sometimes called Spaulding, in the County of Somerset and said State of Maine, more particularly bounded and described as follows: A triangular parcel of land containing about 10 acres, and bounded easterly by the westerly line of T.2, R.3, B.K.P., E.K.R., (known as Bald Mountain); westerly and southwesterly by a line parallel with and two hundred twenty-five (225) feet distant westerly and southwesterly from the following described survey line: Beginning at a point in the westerly line of said Bald Mountain, said point being about one mile distant southerly from the southerly line of The Forks Plantation measured along said westerly line; thence continuing S 4°15' E a distance of about 193 feet to an angle point; thence S 30°22' E a distance of about 25 feet to the said westerly line of said Bald Mountain.

Parcel 5

Parcel # 5. A certain lot or parcel of land situated in Caratunk Plantation, sometimes called Spaulding, in the County of Somerset and said State of Maine, more particularly bounded and described as follows: A strip of land three hundred (300) feet in width extending from the westerly line of T.2, R.3, B.K.P., E.K.R., (known as Bald Mountain), in a southwesterly direction to the northerly line of Moscow, and containing about 29.1 acres. The northwesterly boundary of said strip being located two hundred twenty-five (225) feet distant northwesterly from, and the southeasterly boundary of said strip is located seventy-five (75) feet distant southeasterly from the following described survey line: Beginning at a point in the westerly line of said Bald Mountain, said point being about .7 mile distant northerly from the northeasterly corner of Moscow measured along said westerly line; thence S 50°22' W a distance of about 4371 feet to a point in the northerly line of said Moscow, said point being about .4 mile distant westerly from the said northeasterly corner of Moscow measured along said northerly line.

Parcel 5

Excepting from the premises hereby conveyed such portions of said abandoned Somerset Branch of the Maine Central Railroad Company as may be located

within the boundaries of the said strip described in the above parcels # 1 to # 5, inclusive.

Excepting and reserving to the Grantor, its successors and assigns, the right to cross the said strip of land hereinbefore described on foot and with teams, log-haulers or other means of conveyance, and the right to pile or store wood or logs on or along the said strip of land is hereby reserved to the Grantor, its successors and assigns, provided any and all of the within reserved privileges shall be exercised at such times and places and in such manner as will not interfere with any use that may hereafter be made of said strip by said Grantee, its successors and assigns.

And for the consideration aforesaid, the Grantor, its successors and assigns, does hereby convey to the Grantee, its successors and assigns, the perpetual right and easement to cut down, spray, trim and remove such trees, branches and undergrowth as may be located on the hereinbefore reserved portions. The Grantor, for itself and its successors and assigns, covenants and agrees to and with the Grantee, its successors and assigns, that they will not erect or maintain any building or structure or permit the erection or maintenance of any building or other structure of any kind or nature upon the said hereinbefore reserved portions.

And for the consideration aforesaid, the Grantor, its successors and assigns, does hereby convey to the Grantee, its successors and assigns, the right and easement to use in common with others entitled to the same that portion of what was formerly the right of way of the Somerset Railway Company and/or the Maine Central Railroad Company, now owned by the Grantor.

The Grantee, its successors and assigns, agrees to and with the Grantor, its successors and assigns, that in the event they, the said Grantee, its successors and assigns, should desire to sell or dispose of certain portions of the within described strip hereby conveyed, first option to purchase said portions is hereby reserved to the Grantor, its successors and assigns.

Right Easement to
Grantee - RK RW

TO HAVE AND TO HOLD the above described premises, rights and easements, with all the privileges and appurtenances thereof unto the said Central Maine Power Company, its successors and assigns forever so that neither it, the said Great Northern Paper Company, nor its successors or assigns or any person or persons claiming from or under it or them or in the name, right, or stead of it or them, shall or will, by any way or means, have, claim or demand any right, title or interest in the above described premises, rights and easements or their appurtenances, or to any part or parcel thereof forever.

IN WITNESS WHEREOF, the said Great Northern Paper Company has caused its corporate name to be signed and its corporate seal affixed by M. C. McDonald, its President, hereunto duly authorized, this

30 day of October, 1953.

Signed, Sealed and Delivered
in presence of

Louis C. Slemons 3d

GREAT NORTHERN PAPER COMPANY

By M. C. McDonald
Pres.

STATE OF MAINE,
Penobscot, ss.

October 30 1953

Personally appeared the above named M. C. McDonald of Great Northern Paper Company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Great Northern Paper Company, before me,

Louis C. Slemons 3d
Justice of the Peace



Canada 9,269.76
Ch# 57241
PAC 248371

Law Offices

TELEPHONE 4 3-3523

NINE GREEN STREET • AUGUSTA, MAINE

EVERETT H. MAXCY
NATHANIEL W. WILSON
JOSEPH P. GOSHAM

GERALD G. BEVERAGE

JANUARY 20, 1954

Attached please find copy of Lou Stearns' title opinion on the Great Northern properties in connection with the Indian Pond-Wyman transmission line.

NWW/P

Nat
N. W. WILSON

JAN 20 1954

Offices of
LOUIS C. STEARNS
Eastern Trust Building
Bangor, Maine

January 4, 1954

Central Maine Power Company
Augusta
Maine

Re: Title Certificate

Certain parcels of land in Caratunk
Plantation, East Moxie and the Fork
Plantation; all in the County of
Somerset, State of Maine, as described
in a deed from the Great Northern
Paper Company to Central Maine Power
Co., dated October 30, 1953, recorded
in Somerset Registry of Deeds, Vol.
554 Page 474

Dear Sirs:

I have examined deeds, records and supporting data in the offices of the Great Northern Paper Company pertaining to the latter Company's title to lands in which the aforementioned parcels are embraced.

I have caused to be made a search of the records in the Somerset Registry of Deeds for a check and verification of the original documents by me examined from April 18, 1899, to the date of the recording of the deed from Great Northern Paper Company to Central Maine Power Company.

It is my opinion that Great Northern Paper Company at the time of conveyance had good and merchantable title, free of all existing liens or encumbrances, to the premises described in its deed to the Central Maine Power Company.

I am attaching a schedule of the basic documents on which this opinion is based.

Yours very truly,

Louis Stearns

LOUIS C. STEARNS
Attorney

LCS:rs

SCHEDULE

<u>Document</u>	<u>From</u>	<u>To</u>
TRUST DEED	LAWRENCE, NEWHALL & CO.	WATERVILLE TRUST & SAFE DEPOSIT COMPANY Dated: Jan. 15, 1900 Recorded: Somerset Registry Vol. 248, Page 102
PERSONAL WARRANTY DEED	WATERVILLE TRUST & SAFE DEPOSIT COMPANY	GREAT NORTHERN PAPER COMPANY Dated: Jan. 29, 1902 Recorded: Somerset Registry Vol. 254, Page 243
WARRANTY DEED	EDWARD WARE, ET AL.	GREAT NORTHERN PAPER COMPANY Dated: April 18, 1899 Recorded: Somerset Registry Vol. 242, Page 51
PETITION FOR PARTITION	GREAT NORTHERN PAPER CO. vs. UMBAGOG PAPER COMPANY	Dated: Aug. 4, 1900 Commissioners' Report Filed as of July 1901 and duly accepted.
QUITCLAIM DEED	UMBAGOG PAPER COMPANY	AMERICAN REALTY COMPANY Dated: June 17, 1901 Recorded: Somerset Registry Vol. 252, Page 456
QUITCLAIM DEED	AMERICAN REALTY COMPANY	GREAT NORTHERN PAPER COMPANY Dated: March 14, 1927 Recorded: Somerset Registry Vol. 397, Page 129

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5.25

STATE OF MAINE
SOMERSET, ss. REGISTRY OF DEEDS.

Received November 19, 1953
at 8 h. 30 m. A. M., and recorded
in Vol. 554, Page 474.

Attest: *Charles E. Hunter*
REGISTER.

C. M. P. Co.	
BOX NO.	88
FILE NO.	6
DOC. NO.	18

C. M. P. CO. NOTATIONS	
OPER. DEPT. OK AS TO SUBSTANCE	<i>SWH</i>
LEGAL DEPT. OK AS TO FORM	<i>hul</i>
TREAS. DEPT. NOTED & APPROVED	<i>W.H.F.</i>
CLAIM. DEPT. NOTED & APPROVED	<i>W.H.F.</i>
AUDITOR NOTED	<i>W.H.F.</i> <i>2/24/54</i>
PLANT RECORDS	
OK FOR FILING	<i>CSM</i>