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NO TRANSFER
TAX PAID

Bk 59-2-1 ✓
#4567 52-40

SPRING BROOK ALTERNATE ENERGY CORP., a Maine Corporation, located at Waterville, County of Kennebec and State of Maine, for consideration paid, grants to SPRING BROOK ICE & FUEL COMPANY, a Maine Corporation, located at Waterville, County of Kennebec and State of Maine, with WARRANTY COVENANTS, the land in Waterville, Kennebec County, Maine, described as follows:

002221

Bounded southerly by the land of Maine Central Railroad Company; easterly by a straight line sixty-five feet long and parallel with the westerly end of the main coal shed building on Spring Brook Ice and Fuel Company and drawn to pass one foot westerly therefrom; northerly by a straight line running forty-two feet westerly at right angles from the last described bound; westerly by a straight line drawn at right angles with the last described bound. Together with a right-of-way northerly of the above described lot to Sanger Avenue. Being the same premises conveyed by Waterville Loan and Building Association to Peter Debe by deed dated May 7, 1937, recorded in Kennebec County Registry of Deed, Book 720, page 475.

Also one certain lot or parcel of land adjoining the foregoing described parcel on the south and bounded as follows: Beginning at the southeast corner of the above described property which corner is in a line drawn parallel with and one foot westerly at right angles from the west end of the main coal shed building formerly of the Spring Brook Ice and Fuel Company; thence southerly along said parallel line seventeen feet, more or less, to a point seven and five-tenth (7.5) feet northerly, at right angles, from the center line of the north railroad track of Maine Central Railroad Company; thence westerly on a straight line forty-two feet to a point seven and five-tenth (7.5) feet northerly, at a right angle, from the center line of said railroad track; thence northerly on a line parallel with said first described parallel line twenty-five (25) feet, more or less, to the southwest corner of said first parcel above described, thence southeasterly and easterly along the south side line of said first parcel above described a total distance of forty-seven (47) feet, more or less, to the point of beginning. Containing seven hundred ninety (790) feet, more or less. Being the same premises conveyed by Maine Central Railroad Company to Peter Debe by deed dated November 15, 1940, recorded in Kennebec County Registry of Deeds, Book 774, page 58. The building on the above bounded premises at the time of said conveyance was not owned by the said Maine Central Railroad and was excepted from said conveyance, in which said Peter Debe by the acceptance of said deed covenanted and agreed for himself, his heirs and assigns, to make no excavations on said premises without a proper and safe support to the tracks as then constructed on the remaining land of said Maine Central Railroad. Said Peter Debe therein also covenanted and agreed for himself, his heirs and assign, to obtain written permission from the Chief Engineer of said Maine Central Railroad, its successors and assigns, before making any excavation, and further covenanted and agreed for himself, his heirs and assigns, to build and forever maintain a suitable fence on the south side of the above bounded premises, if a fence is ever required by said Peter Debe, his heirs and assigns, at anytime thereafter; all of said above covenants as contained in said deed run with the land above described and to be binding upon said Peter Debe, his heirs and assigns forever.

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For grantor's source of title see deed of Peter Debe, et. al. dated June 1, 1981, recorded in Kennebec County Registry of Deeds, Book 2391, page 222.

IN WITNESS WHEREOF, the said Spring Brook Alternate Energy Corp. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Edmund N. Ervin, its President, thereto duly authorized, this first day of November, 1988.

SPRING BROOK ALTERNATE ENERGY CORP.

By _____
Edmund N. Ervin
Its President

STATE OF MAINE
KENNEBEC,SS

November 1, 1988

Personally appeared the above named Edmund N. Ervin, President of said grantor corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

_____
Notary Public Miles P. Frye

RECEIVED KENNEBEC SS.

1989 FEB -1 AM 9:00

ATTEST: _____
REGISTER OF DEEDS