

KNOW ALL MEN BY THESE PRESENTS, That I, GEORGE C. HALL of Rockland in the County of Knox and State of Maine, in consideration of One Dollar and other valuable considerations paid by NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a corporation organized and existing under the laws of the State of New York, and having a place of business located at Boston, County of Suffolk, Commonwealth of Massachusetts, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, its successors and assigns forever,

A certain lot or parcel of land situated in the City of Rockland, County of Knox and State of Maine, and being the premises delineated as "Proposed Site 1.035 Acres" on a plan entitled "Property and Right of Way Plan Microwave Relay Site, Rockland, Maine", made by Wright, Pierce, Barnes & Wyman, Engineers, Topsham, Maine, said Plan to be filed in Knox Registry of Deeds, at the time of recording of this deed. Reference to said Plan and its filing being hereby had for a more particular description of said premises.

Also, as appurtenant to the parcel of land hereby conveyed, there is hereby granted to the grantee, its successors and assigns, in common with others, the right to pass and repass on foot or with vehicles, over a certain strip of land leading from West Meadow Road to the parcel of land hereby conveyed, said strip being thirty feet in width and shown on said plan and marked "30' R/W", said strip being bounded southwesterly by the dividing line between land of grantor and land now or formerly owned or occupied by Neal Russell, for a distance of one thousand one hundred twenty-five and thirty-seven hundredths (1125.37) feet, and then bounded westerly by other land of grantor for a distance of eight hundred ninety-eight and twenty-one hundredths (898.21) feet, the northerly end of said strip being at the lot of land hereby conveyed. There is also hereby granted to the grantee, its successors and assigns, upon, over and under said thirty (30) foot strip of land, the right to lay, construct, reconstruct, operate, maintain, repair, replace and remove lines of telephone and telegraph and electric power lines, the above granted rights being more particularly described as the exclusive right within said strip to construct, reconstruct, operate, maintain, repair, replace and remove poles with wires and/or cables thereon, with the necessary guys and supports and the exclusive right within said strip to lay, construct, reconstruct, operate, maintain, repair, replace and remove the necessary cables, conduits, pipes, manholes and such testing terminals, repeaters and markers and such other appurtenances with wires or cables therein as the grantee, its successors and assigns may from time to time desire, and with the right to permit attachments of and/or to lay and carry in conduits the telephone and telegraph wires and cables of any other company, with permission to enter upon said strip for access thereto for all of the above purposes. The grantee and its successors and assigns shall have the right, but not the obligation, to improve and maintain said strip in a condition satisfactory to it.

Also as appurtenant to the land hereby conveyed, there is granted to the grantee, its successors and assigns, the right to pass and repass on foot or with vehicles over a so-called Jeep Trail, leading from the lot hereby conveyed, in an irregular line across land of grantor, and continuing across land of James B. Kalloch et als, and land of the City of Rockland, to the southwesterly line of Dodge Mountain Road, all as shown on said plan, it being understood that the grantor grants this easement over said Jeep Trail insofar as it crosses land of said Kalloch et als and land of City of Rockland, only to the extent of his right, if any, to do so. The grantee its successors and assigns shall have the right, but not the obligation, to improve and maintain said Jeep Trail in a condition satisfactory to it.

Also, as appurtenant to said land hereby conveyed, the grantor covenants and agrees with the grantee, its successors and assigns, that there shall never be erected, constructed or moved onto a certain strip of land lying westerly of the lot of land hereby conveyed, said strip thirty feet in width and being shown on said plan as "Limited Obstruction Zone", any structures whatever, and that the grantee its successors and assigns shall have the right to clear trees, bushes and any growth whatsoever from said Limited Obstruction Zone.

The premises hereby conveyed are a part of premises conveyed by Frank A. Farrand to George C. Hall by deed dated August 18, 1947, recorded in Knox Registry of Deeds in Book 299, Page 254.

To Have and To Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, its successors and assigns, to it 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 said 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 GEORGE C. HALL and I, MARION S. HALL, wife of said GEORGE C. HALL joining in this deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 30th day of

OCTOBER in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, sealed and delivered  
in presence of

Arthur A. Hall  
Justice of the Peace

George C. Hall  
Marion S. Hall

State of Maine, Knox ss.

, 1969

Personally appeared the above named GEORGE C. HALL and acknowledged the foregoing instrument to be his free act and deed,  
Knox, ss. Received October  
30, 1969 at 2h 45m P.M. Before me,

Arthur A. Hall  
Justice of the Peace