

Act. 63  
Deed 134

# Know all Men by these Presents,

9/16/30

**Chat** I, Emelyn E. G. Keniston of Industry, Franklin County, Maine

in consideration of one dollar and other valuable consideration

paid by The Central Securities Corporation of Augusta, Kennebec County, Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Central Securities Corporation its Successors ~~DEEDS~~ and assigns forever,

a certain lot or parcel of land in the town of Industry, Franklin County, Maine bounded and described as follows:

A strip of land four hundred (400) feet wide extending from my north-easterly line to my south westerly line bounded as follows: northerly by land now or formerly of James A. Bailey; easterly by a line parallel with and sixty-two and one-half (62 1/2) feet easterly of a survey line now staked out across this lot, the Bailey lot and the Benjamin W. Rackliff lot; Southerly by land now or formerly of Benjamin W. Rackliff; westerly by a line parallel with and three hundred thirty-seven and one-half (337 1/2) feet westerly of the above mentioned survey line. Containing about eight and nine-tenths (8.9) acres.

My title to the above property is derived from descent from my late father Alvarez N. Goodridge, whose title was derived by deed from Orlando P. Goodridge, et al, dated March 14, 1873 and recorded in Franklin Registry of Deeds, Book 82, Page 437, and by deed from Elmer O. Goodridge et als, dated March 14, 1873 and recorded in Franklin Registry of Deeds, Book 86, Page 103.

Reserving to the grantor herein, an easement or right of way across the above described parcel of land for lumbering and agricultural purposes not to exceed twenty (20) feet in width and to be located by the grantee in some location convenient for the said grantor and which will now, however, interfere with the use of the said above described parcel in connection with the transmission of electric energy.

Reserving also to the grantor herein, the wood and lumber on said parcel, said wood and lumber to be removed by the grantor on written request of the grantee. Or, if not removed by the grantor in season to avoid interference with construction or maintenance work, the grantee may cut, or cut, remove and dispose of said wood and lumber at its option.

*Industry*

*To Have and to Hold* the aforegranted and bargained premises  
with all the privileges and appurtenances thereof, to the said  
Central Securities Corporation, its Successors

~~XXXX~~ and assigns, to its and their use and behoof forever.

*And* I do COVENANT with the said Grantee, its Successors  
~~XXXX~~  
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  
~~XXXX~~ and assigns forever, against the lawful claims and demands  
of all persons.

**In Witness Whereof,** I the said Emelyn E. G. Keniston  
and

Benjamin C. Keniston ~~wife~~ husband of the said  
Emelyn E. G. Keniston  
joining in this deed as Grantor, and relinquishing and conveying  
his right by descent and all other rights in the above described  
premises, have hereunto set out hand and seals this *sixteenth*  
day of September in the year of our Lord one thousand nine  
hundred and thirty.

**Signed, Sealed and Delivered**  
in presence of

*A. N. Douglas*  
*A. N. Douglas*

*Emelyn E. G. Keniston*  
*Benjamin C. Keniston*

**State of Maine,**  
Franklin

} ss.

September 16 1930.

Personally appeared the above named

Emelyn E. G. Keniston and acknowledged the above instru-  
ment to be her free act and deed.

Before me,

*A. N. Douglas*  
Justice of the Peace.

CPR

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# Warranty Deed

From

Emelyn E. G. Keniston

To

Central Securities Corp.

Dated, September 16 1930.

State of Maine.

FRANKLIN ss. Registry of Deeds.

Received October 24 1930.

at 1 H., P. M., and

recorded in Book 245 Page 105.

Attest: Geo. D. Bark

Register.

FROM THE OFFICE OF

C. M. F. CO.

BOX NO. 57

FILE NO. 13

DUPLICATE

LORING, SHORT & HARMON, LAW STATIONERS  
Portland, Maine

THIS AGREEMENT made this sixteenth day of September 1930,

BY AND BETWEEN:

CENTRAL SECURITIES CORPORATION, of Augusta, Kennebec County, Maine, hereinafter called the "Corporation";

-and- Emory E. Keniston Town or City of Industry  
State of Maine hereinafter called the "Licensee",

WITNESSETH THAT:

Whereas the Corporation has purchased a certain strip of land from the Licensee and the continued use of said strip of land by the Licensee appears advantageous to both parties,

NOW THEREFORE:

It is mutually agreed as follows:-

1. That in consideration of the covenants herein contained on the part of the Licensee to be kept and performed by him or her (or by him and her), the Corporation hereby grants permission to the Licensee to use said strip of land for agricultural purposes.
2. The Licensee shall not assign the rights herein granted to any person, firm or corporation without the written consent of the Corporation.
3. The rights herein granted by the Corporation to the Licensee shall in no way interfere with the use of said strip of land by the Corporation or its successors or assigns in connection with the construction, operation and maintenance of electric transmission lines along and/or across said strip of land.
4. This Agreement shall take effect at the date hereof and shall continue in force until either of the parties hereto shall fix the date of the termination thereof by a written notice of one hundred and fifty (150) days prior to said date of termination to the other party hereto.
5. The Licensee shall indemnify, protect and save harmless the Corporation from and against all claims, suits, costs, charges and damages made upon or incurred by the Corporation in connection with this License.
6. In consideration of this License the Licensee shall pay to the Corporation the sum of One Dollar (\$1.00) per year or fraction thereof, beginning January 1, 1931 and subsequent payments to be made on the first day of August in each year during the continuation of this Agreement.
7. Any notice given by the Corporation to the Licensee shall be deemed to be properly served if the notice be delivered to the Licensee or if deposited in the Post Office, post paid, addressed to the Licensee at ~~Town or City of~~ Farmington, R. I. last known place of business in the State of Maine.

IN WITNESS WHEREOF the parties hereto have executed this agreement on the day and year first above written.

Signed, Sealed and Delivered  
in presence of:

\_\_\_\_\_  
\_\_\_\_\_

CENTRAL SECURITIES CORPORATION

By A. D. Douglas

Emory E. Keniston  
Licensee.

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Keniston, Emelyn E. G. 7

C. M. P. Co.  
BOX NO. 57  
ENVE. NO. 13  
DOC. NO. 7