

Book 63
Deed 79
4/24/31

Know all men by these Presents,

That I, WILLIAM H. NELSON, of Anson, County of Somerset and State of Maine

in consideration of One Dollar and other valuable consideration

paid by the CENTRAL MAINE POWER COMPANY of Augusta, Kennebec County, Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

CENTRAL MAINE POWER COMPANY

Its Successors ~~Heirs~~ and Assigns forever,

A certain lot or parcel of land in the town of Anson, Somerset County, Maine, bounded and described as follows:

A lot nearly triangular in form at the easterly corner of my house lot on the westerly side of the Camp Ground road, so-called, bounded northeasterly by land formerly of Gardner N. Ingalls, (now owned by the Central Maine Power Company) at the above mentioned highway; southeasterly by land formerly of Elmore R. Walker, (now owned by the Central Maine Power Company); westerly by a line parallel with and four hundred thirty-seven and one-half (437½) feet westerly of a survey line staked out across the Ingalls lot and the Walker lot. The said survey line is now established as the center line of a double pole transmission line now built on the above mentioned lots; northwesterly by land formerly of William S. Rogers, (now of the Central Maine Power Company). Containing about one-fourth (¼) acre.

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 one (1) rod in width, and to be located at the present driveway as now used by the said grantor, and which will not however, interfere with the use by the grantee of the said above described parcel in connection with the transmission of electric energy.

My title to the above property was derived by two deeds. One from George F. Newell to John J. Nelson and William H. Nelson dated July 4, 1914 and recorded in Somerset Registry of Deeds, Volume 328, Page 540; the other from John J. Nelson to me dated May 13, 1928 and recorded in said Registry, Volume 387, Page 167.

To have and to hold the aforegranted and bargained premises,
with all the privileges and appurtenances thereof to the said

CENTRAL MAINE POWER COMPANY, its Successors

Heirs and Assigns, to its 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

Heirs and Assigns forever, against the lawful claims and demands
of all persons.

In Witness Whereof, I the said WILLIAM H. NELSON,
single,

AND

~~whereof the said~~

~~joining in this deed as Grantor and releasing and conveying~~
~~rights by descent and other rights in the above~~

~~described premises~~ have hereunto set my hand and seal this
twenty-fourth day of April in the year of our Lord
one thousand nine hundred and thirty-one.

Signed, Sealed and Delivered
in presence of

A. H. Douglas

William H. Nelson

IN WITNESS WHEREOF, the AUGUSTA TRUST COMPANY of Augusta, Kennebec
County, Maine, owner of a certain mortgage on the above premises,
dated August 15, 1925 and recorded in Somerset Registry of Deeds,
Book 381, Page 367, hereby joins in this conveyance by its Presi-
dent, H. L. FISHON, thereunto duly authorized, for the purpose
of releasing the above premises, and no other, from the lien of said
mortgage.

AUGUSTA TRUST COMPANY

By: H. L. Fishon, President

State of Maine
Kennebec ss.

April 29 1931.

Personally appeared the above named H. L. FISHON and acknowledged
the foregoing release by him subscribed, to be his free act and deed
and the free act and deed of said Trust Company.

State of Maine, }
Somerset } ss.

Before me,

April 27 1931

Edward W. Walker
Justice of the Peace
NOTARY PUBLIC

Personally appeared the above named

WILLIAM H. NELSON

and acknowledged the above instrument to be his free act and
deed.

Before me,

A. H. Douglas

Justice of the Peace.

CPR 74A 3

Plan 302-22

Cusson

Warranty Deed.

FROM

WILLIAM H. NELSON

TO

CENTRAL MAINE POWER COMPANY

DATED, APRIL 24 1931

State of Maine.

Somerset, ss: Registry of Deeds.

Received ADR. 28, 1931,

at 8 H. XXX A. M., and

recorded in Book 413, Page 111.

ATTEST:

John W. Higgins REGISTER.

FROM THE OFFICE OF M. P. CO.

BOX NO. 47.

FILE NO. 26-D

SMITH & SALK, Publishers, 45 Exchange Street, Portland, Maine

BINGHAM-NORRIS LINE

THIS AGREEMENT made this Twenty-fourth day of April 1931,

BY AND BETWEEN:

Maine Power Company
CENTRAL ~~SECURITIES CORPORATION~~, of Augusta, Kennebec
County, Maine, hereinafter called the "Corporation":

-and- William H. Nelson Town or City of Anson

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 Anson, Maine 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:

Maine Power Company
CENTRAL ~~SECURITIES CORPORATION~~
By A. H. Donagan
William H. Nelson
Licensee,

O P T I O N

KNOW ALL MEN BY THESE PRESENTS, That L. William H. Nelson

of Anson, Maine in consideration of one dollar and other valuable consideration to me paid by the Central Securities Corporation of Augusta, Maine, receipt of which is hereby acknowledged, do hereby offer and agree to sell and convey by good and sufficient title to the said Central Securities Corporation, its successors and assigns, for the sum of Four Hundred dollars the following described real estate and property owned by me, to wit:

Land in Anson Maine.

~~Being a strip of land 218 feet wide, or such portion thereof as may be required, and extending from my easterly line to my westerly line across land bounded as follows: Being a triangular lot of land at the northeasterly corner of my house lot and bounded~~

Northerly by land now or formerly of William S. Rogers


Easterly by land now or formerly of grantee at Camp Meeting road, so called, otherwise known as the G. N. Ingalls lot

Southerly by _____

Westerly by a line parallel with and 43 1/2 feet westerly of a survey line now staked out across the Rogers lot and the Ingalls lot containing about 1/4 acre acres and including the buildings thereon, if any. The exact location to be determined after final survey. Right of way one rod wide to be reserved to grantee

The foregoing offer and agreement is upon condition that the same is accepted by said Central Securities Corporation in writing on or before one year from date hereof.

month

L. William H. Nelson 

State of Maine

Somerset ss.

April 3,

A.D. 1921

Personally appeared the above named William H. Nelson and acknowledged the foregoing instrument by him or her subscribed, to be his or her free act and deed.

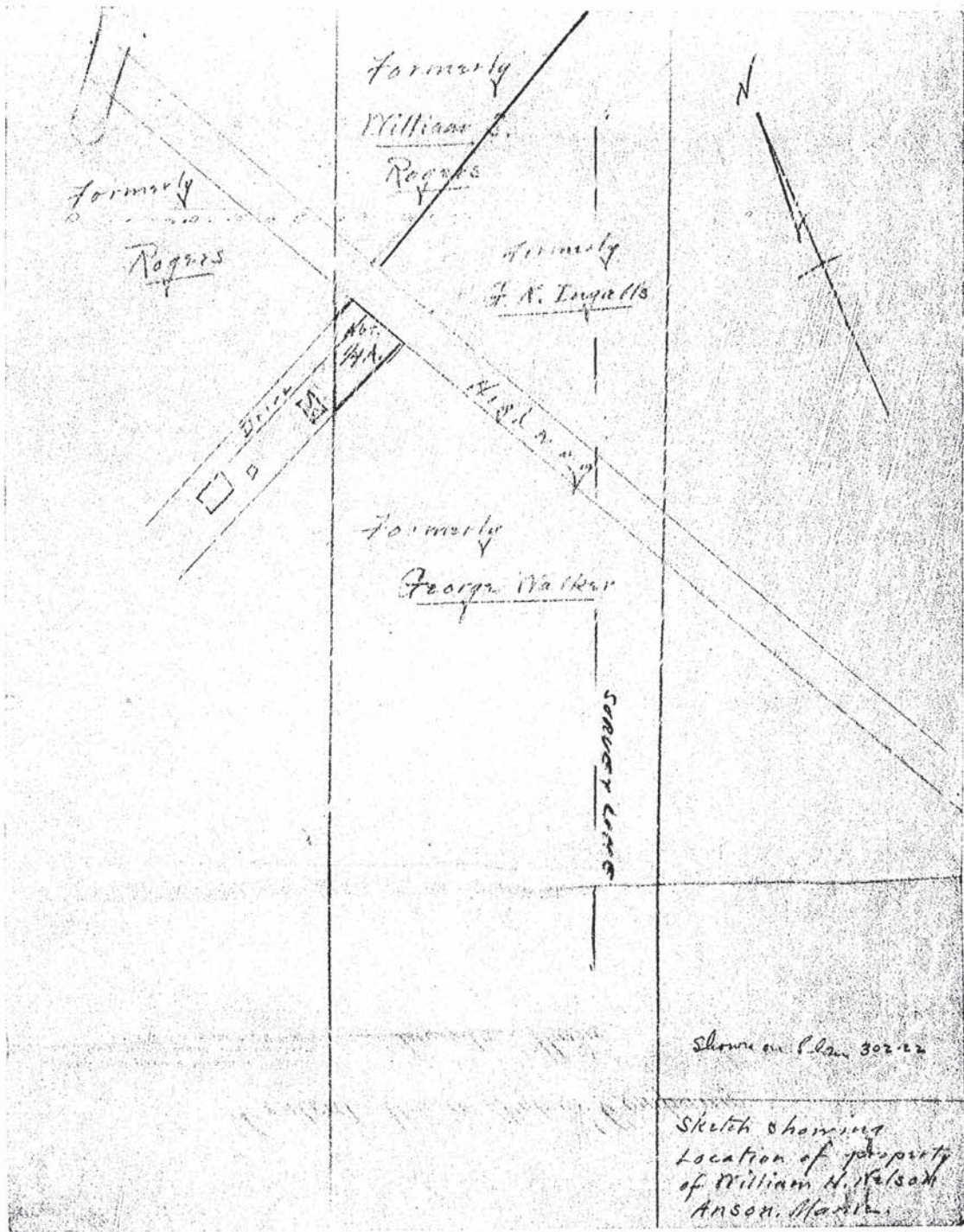
Before me,

A. N. Douglas
Justice of the Peace.

LINE BIRNMAN-MADISON

2

C. M. P. Co.	
BOX NO.	47
ENVE. NO.	26-D
DOC. NO.	2



Formerly
William S.
Rogers

Formerly
Rogers

Formerly
F. A. Ingalls

No.
14A

Barn

Formerly
George Walker

SUNNY LINE

Shown on Plan 302-12

Sketch showing
Location of property
of William H. Nelson
Anson, Maine.

Central Maine Power Company

WALTER S. WYMAN, PRESIDENT
GEORGE S. WILLIAMS, VICE-PRES. & GEN. MGR.
HAROLD D. JENNINGS, TREASURER

Augusta, Maine

July 24, 1931.

Mr. Edward F. Merrill,
Merrill & Merrill,
Skowhegan, Maine.

Dear Ned:

Under date of April 24, 1931
Central Maine Power Co. bought from
William H. Nelson a small lot of land
situated in Anson in connection with
the Bingham-Madison line. The deed is
recorded in Somerset, book 413, page 111.
This lot is located on the westerly side
of the Camp Ground Road adjoining land of
Gardner Ingalls on the southwest and land
of Elmore R. Walker on the northeast.

Will you kindly look up title
to this lot? I enclose abstract and
sketch of the same given me by Mr.
Douglas.

Very truly yours,

Nat Wilson
NATHANIEL W. WILSON

NWW/P

306-522
Warr.
July 15
1911

John J. Nelson and William H. Nelson
To
George F. Newell

Same premises as in 306-510

Dower omitted.
Covenants.
Witnessed.

Acknowledged, July 15, 1911

John J. Nelson L.S.
William H. Nelson L.S.

306-510
Warr.
May 25
1911

Stephen W. Walker of Anson

To
John J. Nelson and William H. Nelson
both of Anson

Full covenants
Witnessed.

Acknowledged, May 25, 1911

Stephen W. Walker L.S.
(unmarried)

184-275
Mort.
Nov. 23
1885

George W. Walker
To

Stephen R. Walker \$3000 in 3 yrs.

Homestead farm, 300 acres more or less.
Witnessed.

Acknowledged, Nov. 23, 1885

Undischarged, April 16, 1931.

G. W. Walker L.S.

287-100
P. Warr.
July 2
1907

Elmore R. Walker and
Abbie J. French

To
Stephen W. Walker

Right, title and interest as heirs-at-law of father, George W. Walker
1st Parcel: The former homestead of Geo. W. Walker
300 a. or less.

Covenants
Dowers released
Acknowledged, July 2, 1907
Witnessed.

Elmore R. Walker L.S.
Abbie J. French L.S.
William R. French L.S.
Mary Baxter Walker L.S.

287-492
P.Warr.
Jan. 7
1909

Sarah A. Perkins and
Orlando Walker
To
Stephen W. Walker

Right, title and interest as heirs-of George W. Walker
Covenants Sarah A. Perkins L.S.
Dower released Orlando Walker L.S.
Witnessed Emma L. Walker L.S.
Acknowledged, Jan. 8, 1909

295-190
P.Warr.
Sept. 22
1909

Melissa Walker and
Blaine Walker
To
Stephen W. Walker

Right, title and interest as widow and only child of late
Alfred Walker heir of George W. Walker.
Covenants. Melissa Walker L.S.
Witnessed. Blaine Walker L.S.
Acknowledged, May 18, 1910

295-505
Quit Claim
May 18,
1911

Nettie Alora Walker, wife of
Blaine Walker
To
Stephen W. Walker

Right, title and interest as wife of Blaine Walker, grantor
in 295-190
Covenants omitted.
Dower released.
Witnessed. Nettie Alora Walker L.S.
Acknowledged, May 18, 1911

295-506
P.Warr.
Mar. 27
1911

George W. Walker
To
Stephen W. Walker

Right, title and interest as son and heir of late George
W. Walker
Covenants.
Witnessed. George W. Walker L.S.
Acknowledged.

Probate
From ~~Public~~ Records Somersst County

George W. Walker died Oct. 10, 1897 intestate. His only heirs-at-law are Sarah A. Perkins daughter
Alfred Walker son
George W. Walker son
Stephen W. Walker son
Abbie J. French daughter
Orlando Walker son
Elmore R. Walker son

Stephen W. Walker appointed admr. Second Tuesday Dec. 1899.

Mary Dorse
To
George W. Walker

88-157
Warr.
July 25,
1858

Commencing at a stake and stones, thence east by land of G. W. Walker and E. S. Walker about 21 rods to ash tree; thence north 45 rods across a spring to William Walker's line; thence West about 50 rods to the corner of the lot; thence southerly to first mentioned bound. 10 acres more or less.
Covenants.
Witnessed.
Dower omitted.
Acknowledged, July 24, 1858.

Mortgages

John J. Nelson and
William H. Nelson
To
Augusta Trust Company \$250 in 1 year

370-130
Mort.
Aug. 23
1922

With other property same premises as in Vol. 328 p.540.

Discharged on back of mortgage Aug. 17, 1925
Discharged on margin of record Apr. 16, 1931

John J. Nelson and
William H. Nelson
To
Augusta Trust Company

381-367
Mort.
Aug. 15
1925

With other property same premises as in Vol. 328 p.540.

Undischarged, as of Apr. 16, 1931.

*Rel. in last vol. m.p.c.
413-111*

MORTGAGES

184-275
Mort.
Nov. 23
1885

George W. Walker
To
Stephen R. Walker \$3000 in 3 years

Homestead farm 300 acres more or less
Witnessed. G.W. Walker L.S.
Acknowledged, Nov. 23, 1885
Undischarged as of April 16, 1931.

46 yrs. old - presumed paid

190-295
Mort.
Sept. 4
1886

George W. and Stephen W. Walker
To
Vernon Gilman

With other property the Home lot.
Undischarged as of April 16, 1931.

45 yrs. old - presumed paid

Wm. H. NELSON,
PNSON

MADISON-LEWISTON LINE
TITLE OPTION

C. M. P. Co.
BOX NO. 47
ENVE. NO. 267
DOC. NO. 2