

8-1047

Section 204 - Parcels #17 and 19

17
19

WARRANTY DEED

From

CARL H. BOUDIN

To

CENTRAL MAINE POWER COMPANY

C. M. P. Co.
 BOX NO. 32
 DRIVE NO. 8
 DOC. NO. 17 & 19

Dated March 30, 1964

STATE OF MAINE

L I N C O L N ss. Registry of Deeds

Received APRIL 14, 1964

at 4 H., 25 M., P. M., and

recorded in Book 598 Page 374

Attest: Edith H. Whitehouse
Register.

COMPARED

Register. \$2.50

NOTATIONS

REG. DEPT. WKB

LEGAL DEPT. WKB

TREAS. DEPT. WKB

PLANS WKB

RECORDS WKB

OFF. FILED Home

Parcel #17 - \$200
 Parcel #19 - \$125
 \$325
 W.D. 59-650-33000 P.D. #46730 Check #68539

4825

Uo # 200⁰⁰ 3-28-07
Uo # 125⁰⁰ 7/15/19/04
2013 5/20/04
Sept. 204
Pm. 17+19
3/30/64

Know All Men By These Presents

That CARL H. BOUDIN of Wiscasset, County of Lincoln, 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 an office and place of business at Augusta, County of Kennebec, said State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Central Maine Power Company, its successors and assigns, forever, certain lot(s) or parcel(s) of land in the town (city) of Wiscasset, County of Lincoln, State of Maine, bounded and described as follows:

Being two (2) strips of land each 75 feet in width.

Strip #1 extends from land of Charles S. Barnes, et al at the Gardiner Road, so called, (State Highway Route #27), on the west in a northeasterly direction to land of DeForest M. Munsey on the northeast.

Strip #2 extends from land of the said Munsey on the southwest in a northeasterly direction to land of Ernest C. James, et al at or near the town line between Alna and Wiscasset on the northeast.

The above described strips #1 and #2 are bounded respectively on the northwest by the southeasterly line of two strips of land each 200 feet in width as described in deed of Carl H. Boudin, et als to the Grantee dated February 4, 1941 and recorded in Lincoln County Registry of Deeds in Book 441, Page 67; and southeasterly by a line parallel with and 75 feet distant southeasterly from the southeasterly lines of said 200-foot strips.

The above described strips being a portion of the premises conveyed to the Grantor by Mary O. Stinson, et als by deed dated October 1, 1941 and recorded in said Registry of Deeds in Book 433, Page 518.

This conveyance is made subject to the right of the public to travel over, along and across the said Gardiner Road as the same is now laid out and legally established for public use and lies within the limits of the above described strip #1 at its westerly termination.

Excepting and reserving to the Grantor herein, his heirs and assigns, the right to cross the above described strip on foot and with vehicles at such times and such places as will not in any way interfere with any use that the Grantee, its successors and assigns, may hereafter make of said strip in connection with carrying on its business as a public utility.

DAVID B. SOULE
ATTORNEY AND COUNSELLOR AT LAW
WISCASSET, MAINE
TELEPHONE 882-5511

January 28, 1964

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

Sect. 204 - Parcel # 17 + 19

Gentlemen:

In accordance with a request received from Bernard Jameson of your company, and in accordance with the Standards adopted by the Maine State Bar Association, I hereby certify that I have examined, or caused to be examined, records in the Registry of Deeds and Registry of Probate, Lincoln County and State of Maine, and all instruments of record therein as reflected by indices, affecting the title of the premises described in deed of Mary O. Stinson et als to Carl H. Boudin, dated October 1, 1941 and recorded in Book 433, Page 518, Lincoln County Registry of Deeds, from February 4, 1941 to date.

I further certify that on January 28, 1964, Carl H. Boudin was the record owner of said premises, free and clear of all encumbrances, with the following exceptions:

1. Any bankruptcy proceeding and any and all provisions of any ordinance, municipal regulation or private law.
2. Any condition which an examination of premises might reveal.
3. There are numerous tax liens against the property which have matured, so that the Town of Wiscasset may have a claim as to title.
4. Deed of Carl H. Boudin et als to Central Maine Power Company dated February 4, 1941 and recorded in Book 441, Page 67, Lincoln County Registry of Deeds.

Respectfully submitted,

David B. Soule
David B. Soule

DBS/cmp

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

IN WITNESS WHEREOF, I the said Carl H. Boudin

and Helen D. Boudin, wife of the said Carl H. Boudin,

joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have herunto set our hand(s) and seal(s) this 30th day of *March*, in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered in presence of

David B. Soule
David B. Soule

Carl H. Boudin
Helen D. Boudin



STATE OF MAINE

Lincoln ss.

March 30

19 64.

Personally appeared the above named Carl H. Boudin and acknowledged the above instrument to be his free act and deed.

Before me,

David B. Soule
Justice of the Peace

Information for Grantee's File. Do Not Record.
W. O.

Check No.

Consideration

P. P. O.