

4525

1.00
1.48

BOOK 1506 PAGE 726

12399

9-3-1952

Section 392
Parcel 118

KUMM ALL MEN BY THEIR AGREEMENTS

Postman Joseph H. Younger 12/15/69

That I, WALDO M. JOSLYN, of Windsor, in the County of Kennebec and 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 of Windsor, County of Kennebec, State of Maine, bounded and described as follows:

Being a strip of land 100 feet in width located northwesterly of and contiguous with a 200-foot strip of land owned by the Grantee herein and maintained as a right of way for its transmission line designated as Section #68, and extending from land now or formerly of Lewis H. Jones, et al, in a general northeasterly direction to land now or formerly of Robert C. Yorks, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Yorks; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of the said Jones; and on the north-west by a line parallel with and 100 feet distant northwesterly measured at right angles from the northwesterly boundary line of said 200-foot strip of land of the Grantee.

The above-described strip of land being a part of the premises conveyed to the Grantor by Frank Allegrin by deed dated February 1, 1952 and recorded in Kennebec County Registry of Deeds in Book 906, Page 559.

There is reserved to the Grantor, his heirs and assigns, the right to use, at their sole risk and expense, the premises hereby conveyed for agricultural purposes only; provided always, that this reservation is made on the express condition that no building or other structure will be erected, maintained or permitted to be erected or maintained by the Grantor, his heirs and assigns, on the premises hereby conveyed and that the use so reserved shall at all times be expressly subject to the prior right of the Grantee, its successors and assigns, to make such use of said premises as it or they may desire at any and all times, including the right to clear and keep clear said premises of all trees, timber and bushes growing thereon by such means as the Grantee, its successors and assigns, may select, without liability on the part of the Grantee, its successors and assigns, to the Grantor, his heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantor, his heirs and assigns, do hereby release the Grantee, its successors and assigns, from any and all claims and demands of every kind and nature which the Grantor, his heirs and assigns, now have or may have in the future against the Grantee, its successors and assigns, arising out of or in connection with the use of the premises hereby conveyed as above set forth.

Also 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. In addition, the place or places of such crossing shall be satisfactory to the Grantee, and any use of said strip shall be in compliance with the provisions of the National Electrical Safety Code.

AREA CODE 207
TELEPHONE 582-8550
582-8551

RALPH M. CLARK
ATTORNEY AT LAW
SAVINGS BANK BUILDING
GARDINER, MAINE 04345

September 8, 1969

William M. Finn, Esq.
Central Maine Power Company
9 Green Street
Augusta, Maine

RR: Parcel 118 - Section 392- Work Order
0001-99-133700 - Property Owner Waldo
M. Joslyn

Dear Mr. Finn:

I commenced my title search with a Warranty Deed from Frank Allegrin to Waldo M. Joselyn dated February 1, 1952 and recorded in Kennebec County Registry of Deeds in Book 906, Page 559. On September 5, 1969, Waldo M. Joslyn was record owner by virtue of the above noted deed, subject to the following restrictions:

1. Any bankruptcy proceedings and any and all provisions of any ordinance, municipal regulation or private law.
2. Any condition which an examination of the premises might reveal.
3. Current taxes have not been paid.
4. I have not examined the Grantee index during the period of interest.
5. I could not get back on the title date other than the above dates indicated as there appears to be a missing deed from John H. Dougie to Frank Allegrin. I checked for such a recording from 1920 through 1969.
6. There are tax liens which have been discharged after the 18 month period by the Town of Windsor against Waldo Joslyn as follows: 949-83; 949-84; 1005-315; 1005-316; 1050-362; 1050-363.

Yours truly,

Ralph M. Clark

Ralph M. Clark

RAC/sht

cc Myron Curtis
G. G. Beverage

TO HAVE AND TO HOLD the aforementioned 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 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 Waldo M. Joslyn,

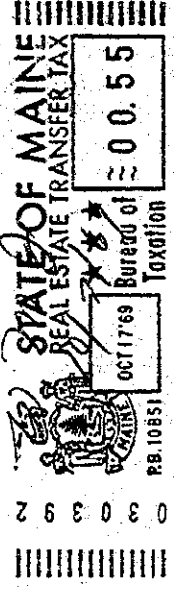
and I, Shirley K. Joslyn, wife of the said Waldo M. Joslyn,

joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 7th day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

Shirley K. Joslyn
Waldo M. Joslyn

Waldo M. Joslyn
Shirley K. Joslyn



STATE OF MAINE KENNEBEC ss. October 7, 19 69.

Personally appeared the above named Waldo M. Joslyn and acknowledged the above instrument to be his free act and deed.

Before me,

Shirley K. Joslyn
Justice of the Peace

KENNEBEC SS.
RECEIVED 10/16/69 J.M. [Signature]
AND RECORDED FROM ORIGINAL

Parcel 118
Section 392

WARRANTY DEED

From
WALDO M. JOSLYN
To
CENTRAL MAINE POWER COMPANY

Dated October 8, 1969

STATE OF MAINE

Kennebec ss. Registry of Deeds

Received October 16, 1969

at 9 H., A M., and

recorded in Book 1506 Page 726

Attest: Edna Walsh, Jan Strien
Register.

Cont. no.
\$500.00

W.O.
69-232-330010

Check
#62046

R/W
#2394

9-3952
M.L.B.
W.M.
M.L.B.

FILE ROOM OCT 31 1969

C. M. P. CO. NOTATIONS
OFFR. DEPT. OK AS TO SUBSTANCE
LEGAL DEPT. OK AS TO FORM
TREAS. DEPT. NOTED & APPROVED
CLAIMS DEPT. NOTED & APPROVED
COMPTROLLER NOTED
OK FOR FILING

