



BOOK 1508 PAGE 654

12443

Know All Men My Oheap Brethren

That we, LEWIS H. JONES and JOAN F. JONES, both 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/~~city~~ 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 Primitivo Rico and Rosita Rico in a general northeasterly direction to land now or formerly of Waldo M. Joslyn.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Joslyn; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Rico; and on the northwest 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 Grantors by Ernest Ayotte by deed dated October 24, 1966 and recorded in Kennebec County Registry of Deeds in Book 1432, Page 55.

There is reserved to the Grantors, their 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 Grantors, their 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 Grantors, their heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantors, their 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 Grantors, their 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 Grantors herein, their 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 582-6550
582-6551

RALPH M. CLARK

ATTORNEY AT LAW

SAVINGS BANK BUILDING

GARDINER, MAINE 04345

August 11, 1969

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

RE: Parcel 117 - Section 392 - Property
Owners Lewis H. Jones, et al - Work
Order 0001-99-133700

Dear Mr. Finn:

I commenced my title search with a Warranty Deed from Kate Gafrey to Walter C. Griffin dated July 26, 1906 and recorded in Kennebec County Registry of Deeds in Book 473, Page 364. On August 8, 1969, Lewis H. Jones and Joan E. Jones were record owners by virtue of a Warranty Deed from Ernest Ayotte dated October 24, 1966 and recorded in said Registry of Deeds in Book 1432, Page 55, 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. There is an undischarged mortgage to Ernest Ayotte in Book 1432, Page 58 of said Registry of Deeds, dated October 24, 1966.
6. There is a pole right to Central Maine Power Co. of a 200 foot strip reserving a right of way in Book 770, Page 449.

Yours truly,



Ralph M. Clark

RMC/sh

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 we do covenant with the said Grantee, its successors and assigns; that we are lawfully seized in fee of the premises; that they are free of all incumbrances; that we have good right to sell and convey the same to the Grantee to hold as aforesaid; and that we and our 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, we, the said Lewis H. Jones and Joan F. Jones, being husband and wife,

end - , - of the said -

joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 3rd day of November, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

Lewis H. Jones
Joan F. Jones

STATE OF MAINE KENNEBEC ss. November 3, 1969.

Personally appeared the above named Lewis H. Jones and Joan F. Jones and acknowledged the above instrument to be their free act and deed.

Before me,

James P. [Signature]
Justice of the Peace

KENNEBEC SS,
RECEIVED 11/13/69 9 41 AM J.P.A.
AND RECORDED FROM ORIGINAL

030423
STATE OF MAINE
REAL ESTATE TRANSFER TAX
BUREAU OF TAXATION
OCT 17 69
PB 10851
00055

6-801 MC
Cook/Jan 10 etc
Mr

Section 392
Parcel 117

WARRANTY DEED

From
LEWIS H. JONES, ET AL

To
CENTRAL MAINE POWER COMPANY
in 4-10-69

Dated *November 3*, 19 *69*

STATE OF MAINE
Kennebec ss. Registry of Deeds

Received *November 13*, 19 *69*

at *9* H., *A* M., and *M.*

recorded in Book *1508* Page *654*

Attest: *Edna Walsh Jan Strum*
Register.

Consideration
\$ *300.00*

W.O.
69-232-330010

Check
60801

170
2323

FILE ROOM JAN 9 1970

C.M.P.O.
OFFICE OF THE
REGISTRAR
TELEPHONE
69-232-3300
RECEIVED
NOV 13 1969
FILED
ME
HOM