

Conveyed to
Maple 4/2/54

4325

U 10-2715

Section 392
Parcel 126

11/3/69

BOOK 1509 PAGE 194

12720

Know All Men By These Presents

That we, HAROLD TURNER and SARAH TURNER, 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:

Beginning at the point of intersection of the center of the Maxcy's Mill Road, so called, as now traveled, and the thread of the west branch of the Sheepscot River; thence extending easterly, northerly and westerly by the thread of the most southeasterly channel of said river to a point; thence extending N. 44° 30' E. to an iron pin set in the northerly bank of said channel of said river; thence continuing on the same course a distance of 842 feet, more or less, to an iron pin located 200 feet distant westerly measured at right angles from the westerly boundary line of a 225-foot strip of land owned by the Grantee and maintained as a right of way for its transmission lines designated as Sections 67 and 84; thence extending N. 23° 40' E. on a line parallel to and 200 feet distant westerly from said westerly boundary line of said 225-foot strip a distance of 1640 feet, more or less, to a point in the dividing line between land of the Grantors and land now or formerly of Arthur Sproul, et al; thence extending in a general easterly direction by said dividing line to the said westerly boundary line of said 225-foot strip of land of the Grantee; thence extending S. 23° 40' W. by said westerly boundary line a distance of 1960 feet, more or less, to an angle in said westerly boundary line; thence S. 33° 05' W. by said westerly boundary line a distance of 1000 feet, more or less, to a point in the center of said Maxcy's Mill Road; thence extending in a general northwesterly direction by said center of said road to the point of beginning.

The above-described parcel of land being a part of the premises conveyed to the Grantors by Harold Turner by deed dated July 1, 1954 and recorded in Kennebec County Registry of Deeds in Book 995, Page 163.

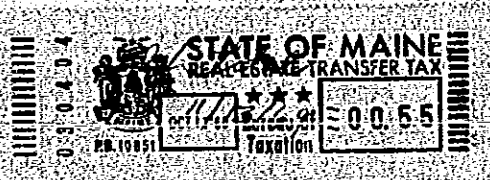
This conveyance is made subject to the right of the public to travel over, along and across said Maxcy's Mill Road as the same is now laid out and legally established for public use and lies within the limits of the above-described parcel of land.

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 parcel 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 parcel 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 parcel shall be in compliance with the provisions of the National Electrical Safety Code.

This conveyance is also made subject to any and all rights and easements previously conveyed to the Grantee as the same lie within the limits of the above-described parcel of land.



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 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.

BOOK 1509 PAGE 196

IN WITNESS WHEREOF, we, the said Harold Turner and Sarah Turner, being husband and wife,

and

of the said

joining in this deed as Grantor, and relinquishing and conveying rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 13th day of November, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

Leah C. Emery
to
both

Harold S. Turner
Sarah Turner
Harold Turner

STATE OF MAINE KENNEBEC

ss.

November 13 1969

Personally appeared the above named Harold Turner and Sarah Turner
and acknowledged the above instrument to be their free act and deed.

Before me,

KENNEBEC SS.
RECEIVED 11/13/69 9 H. - M. H. M.
AND RECORDED FROM ORIGINAL

Leah C. Emery
Justice of the Peace

Section 392
Parcel 126

WARRANTY DEED

From

HAROLD TURNER, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated November 13, 19 69

STATE OF MAINE

Kennebec ss. Registry of Deeds

Received November 21, 19 69

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

recorded in Book 1509 Page 194

Attest: Edna Weeks Van Strun
Register.

ACCOUNTING DEPT. NOTATIONS
INITIALS YC
VOUCHER NO. 10-2965
DATE 10/21/69
REMARKS Check for 10/21/69

9/2
Check # 65724

Consideration W.O. 0001-99-133700
\$4,500.00

G. M. P. DEPT. NOTATIONS	
OPER. DEPT. OK AS TO SUBSTANCE	<u>8/28/69</u>
LEGAL DEPT. OK AS TO FORM	
TREAS DEPT. NOTED & APPROVED	<u>7/7/69</u>
ENGRS DEPT. NOTED & APPROVED	<u>MRB</u>
COMPTROLLER NOTED	<u>me</u>
OK FOR FILING	<u>HW</u>

FILE ROOM JAN 9 1970

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

October 13, 1969

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

RE: Parcel #126 - Section 392 - Property
Owners Harold and Sarah Turner - Work
Order 0001-99-133700

Dear Mr. Finn:

I commenced my title search with a Warranty from J. P. Ashford to Jane M. Colby, dated March 1904, and recorded in Kennebec Registry of Deeds in Book 460, Page 3, and with a Warranty Deed from Fred Sproul to Armit H. Robbins, dated February 6, 1929 and recorded in said Registry of Deeds in Book 654, Page 28. On October 10, 1969, Harold Turner and Sarah Turner were record owners by virtue of a Warranty Deed in Joint Tenancy from Harold Turner dated July 1, 1954 and recorded in said Registry in Book 995, Page 163, 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 checked.
4. I have not examined the Grantor index during the period of interest.
5. There is an easement to Central Maine Power Co. dated December 2, 1929 and recorded in Book 629, Page 523, question as to locus?
6. There is a conveyance from Jane Colby to Isabel M. Hourse dated July 29, 1939 and recorded in Book 752, Page 301, and a conveyance from Jane M. Colby to Central Maine Power Co. dated February 27, 1940 and recorded in Book 762, Page 351, question as to their locus?



William M. Finn, Esq.

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October 13, 1969

7. There is an easement to Central Maine Power Co. of a 100 foot strip, dated July 23, 1953 and recorded in Book 940, Page 428.
8. The following conveyances are parcels out, question as to locus?
 1. Dorothy Sproul to C.M.P. Co. dated March 7, 1940 in Book 762, Page 392.
 2. Harold S. Turner to Walter S. Bowden et ux, dated June 11, 1952 in Book 930, Page 194.
 3. Harold and Sarah Turner to Lloyd A. Clark et ux, dated March 18, 1957 in Book 1075, Page 500.
 4. Harold and Sarah Turner to C.M.P. Co. of 25 foot strip dated December 26, 1956 in Book 1070, Page 154.
 5. Harold S. Turner to State of Maine for State Aid Highway #75, dated March 2., 1966 in Book 1412, Page 625.
 6. Harold and Sarah Turner to Neil C. Taylor et ux, dated September 4, 1969 and recorded in Book 1503, Page 253.

Yours truly,

Ralph M. Clark

Ralph M. Clark

RMC/sh

cc Myron Curtis
G. G. Beverage

