



4525*

Section 392 / 12-3-2002
Parcel 121

00004

BOOK 1511 PAGE 281

12/15/68
Know All Men By These Presents

That we, DONALD JOSLYN and ALMA JOSLYN, 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 of varying 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 Section 68 and extending from land formerly of Alton W. Tozier now of this Grantee, in a general northeasterly direction to land now or formerly of Ralph Doe. Said strip being 100 feet in width except at the northeasterly end at which said strip gradually increases to a width of 180 feet more or less.

Being that part of the Grantor's land which lies within 85 feet on each side of the Grantee's survey base line and its projection at both ends as now staked across the strip herein conveyed for the purpose of establishing a center line for the proposed construction of the Grantee's 345 K.V. transmission line extending from Miscasset to Orrington and designated as Section #392.

Said survey base line is more particularly located and described as follows:

Beginning at a point in the dividing line between land formerly of said Tozier and the strip herein conveyed, thence extending N 51°-49' E a distance of 827 feet more or less to an angle point, thence extending N 29°-34' E a distance of 172 feet more or less to a point in the dividing line between the strip herein conveyed and land of said Doe.

The above-described strip of land being a part of the premises conveyed to the Grantors by Elsie Wilson by deed dated December 18, 1968 and recorded in Kennebec County Registry of Deeds in Book 1491, Page 47.

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.

AREA CODE 207
TELEPHONE 582-8550
582-8551

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

September 10, 1969

William M. Finn, Esq.
Central Maine Power Company
9 Green Street
Augusta, Maine 04330

RE: Parcel 121 - Section 392 - Property
Owners Donald Joslyn, et al - Work
Order 0001-99-133700

Dear Mr. Finn:

I commenced my title search with a Warranty Deed from John H. Dougie and Mary Dougie to Central Maine Power Company dated March 11, 1941, and recorded in Kennebec County Registry of Deeds in Book 773, Page 489. This deed conveyed a two hundred foot strip and the title reference states the Grantors got title by deed from James Ashford and by will from her father James Ashford. This deed is re-recorded in said Registry in Book 771, Page 563.

Also, I used as a starting reference a Warranty Deed from Mary Dougie to Central Maine Power Company dated March 11, 1941 and recorded in said Registry in Book 771, Page 565 which conveyed a two hundred foot strip and gives as it's source, Grantors received title by will from my father-- without stating her father's name. In Book 493, Page 238 there is a devise from James Ashford to Mary Dougie.

In Book 460, Page 149, I found a Warranty Deed from James Ashford to John H. Dougie and Mary Dougie, but I did not know whether this is a correct source. It is suggested someone familiar with the area check this description as a possible source.

I also checked the names of John and James Dougie under the Grantee index back to 1830 without being able to locate any source for a starting reference.

Donald and Alna Joslyn are the present owners by virtue of a Warranty Deed from Elsie Wilson dated December 18, 1968 and recorded in said Registry of Deeds in Book 1491, Page 47, subject to the following restrictions:

William M. Finn, Esq.

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September 10, 1969

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 Grantee index during the period of interest.
5. A Quit-Claim Deed with Covenant from George H. Dougie, describing himself as sole heir of John Dougie in the first generation, to Elizabeth Dougie excepts a parcel previously conveyed to Central Maine Power Co. It is also stated that the Grantor intends to convey all right, title, and interest as heir of John or Mary Dougie. It does not state that he is the sole heir of Mary Dougie. In a later conveyance from Elizabeth Dougie to Lester K. and Connie L. Albee in Book 977, Page 146, Elizabeth Dougie states that she gets her title by virtue of the deed recorded in Book 969, Page 219, and as widow of John Dougie.

There is no probate in Kennebec County of John or Mary Dougie. I recommend some research as to the heir or heirs of John and Mary Dougie.

Yours truly,



Ralph M. Clark

RMC/ch

cc Myron Curtis
G. G. Beverage

1969-09-10

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 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.

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.

IN WITNESS WHEREOF, we, the said Donald Joslyn and Alma Joslyn, being husband and wife,

and of the said

joining in this deed as Grantor and relinquishing and conveying all rights in the above described premises, have hereunto set our hand(s) and seal(s) this 27th day of December, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of



Frank C. Gray
to *both*

Donald Joslyn
Alma Joslyn

0 3 9 4 6 2
STATE OF MAINE
REAL ESTATE TRANSFER TAX
Bureau of Taxation
OCT 17 '69
PB 10851
0 0 5 5

STATE OF MAINE

ss. December 24, 1969.

Personally appeared the above named Donald Joslyn and Alma Joslyn and acknowledged the above instrument to be their free act and deed.

Before me,

Frank C. Gray
Justice of the Peace

RECEIVED 1/2/70 9M-MQM
AND RECORDS SECTION ORIGINAL

10-3203
 10/9/70
 [Signature]

WARRANTY DEED

From
 DONALD JOSLYN, ET AL
 To
 CENTRAL MAINE PAPER COMPANY

Dated *December 24*, 19 *67*

STATE OF MAINE

Kennebec ss. Registry of Deeds

Received January 2, 19 70

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

recorded in Book 1511 Page 281

Attest: *Dorothy P. Dodge*
 Deputy Register.

Chaf

4
 Consideration - \$425.00
 W.D. 69-232-330010
 Check # 75554
 RJN - # 3368

FILE ROOM JAN 30 1970

C. H. P. CO. NOTATIONS	
OFFER OF RECEIPT	<i>W. B. Long</i>
RECEIVED	
LEGAL DEPT.	
OR AS TO FORM	
NOTED BY	
APPROVED BY	<i>77L</i>
CLERK'S SIGNATURE	<i>W. B. Long</i>
REGISTERED	
FOR FILING	<i>W. B. Long</i>