

8.4112
D

Section 204
Parcel #9

WARRANTY DEED

From

WILLIAM L. STINSON

To

CENTRAL MAINE POWER COMPANY

C. M. P. Co.	
BOX NO.	32
FILE NO.	8
DOC. NO.	9

Dated November 1, 1963

STATE OF MAINE

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

Received NOVEMBER 8, 1963

at 9 H., 50 M., A. M., and

recorded in Book 594 Page 313

Attest: Edith H. Whitehouse
Register.

COMPARED

J.R.C.

8235

W.D. 63-470

Check 56549

ppm 49472

C. M. P. CO. NOTATIONS	
OPER. DEPT. OK AS TO SUBSTANCE	WLB
REAS. DEF. NOTED & APPROVED	WLB
CLAIMS DEF. NOTED & APPROVED	WLB
AUDITOR NOTED	WLB
RECORDS	
OK FOR FILING	WLB

No #
10-2560
7/11/22

Sept. 204
Par. 9

Know All Men By These Presents

11/1/63

That WILLIAM L. STINSON 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 a strip of land 85 feet in width extending from land of Abe Wanser at the South Dresden Road, so called, (otherwise known as the Hatch Corner Road) in a northeasterly direction contiguous with the southeasterly side of a strip of land 200 feet in width conveyed to the Grantee by the Grantor herein by deed dated December 31, 1940 and recorded in Lincoln County Registry of Deeds in Book 439, Page 497, a distance of 2360 feet, more or less, to land of Marlon S. Warland on the northeast and on the southeast as indicated by stone walls.

The strip herein conveyed is more particularly bounded and described as follows:

Beginning at the northeasterly corner of said 200-foot strip conveyed to the Grantee by said deed dated December 31, 1940; thence extending southeasterly along the dividing line between the strip herein conveyed and land of the said Warland as indicated by a stone wall a distance of 28 feet, more or less, to the northwest corner of the so-called Bean Lot at the intersection of a stone wall; thence extending southerly by the dividing line between the strip herein conveyed and land of the said Warland (the Bean Lot) as indicated by a stone wall a distance of about 320 feet to a point 150 feet distant southeasterly measured at right angles from the center line of the Grantee's transmission line designated as Section #68; thence extending S 52° 41' W parallel with and 150 feet distant southeasterly from the center line of said Section #68 a distance of 2040 feet, more or less, to the center of said South Dresden Road as now traveled and land of the said Wanser; thence extending northwesterly along the center of said road as now traveled a distance of 85 feet, more or less, to the southeasterly side of said 200-foot strip; thence extending N 52° 41' E along the southeasterly side of said 200-foot strip a distance of 2360 feet, more or less, to the point of beginning.

The above described strip being a portion of the premises conveyed to John R. Stinson by Philena Stinson by deed dated December 7, 1889 and recorded in said Registry of Deeds in Book 286, Page 74. The Grantor herein acquired his interest in said premises as sole surviving heir of the said John R. Stinson and Lettie Stinson, both late of Wiscasset.

1
JAN 21 1964
Law Offices

CIP

TELEPHONE • MAYFAIR 3-3523

NINE GREEN STREET • AUGUSTA, MAINE

JOSEPH P. GORHAM
SEWARD B. BREWSTER

January 20, 1964

G. G. BEVERAGE

Re: Land in Lincoln County

Act. 204
Para #9

I have received from David B. Soule, Esq., under date of October 8, 1963, title opinion to land in Lincoln County described in deed of Philena Stinson to John R. Stinson, dated December 7, 1889, recorded in Book 286, Page 74, Lincoln County Registry of Deeds.

According to Mr. Soule's opinion, title to these premises is owned by William L. Stinson, excepting certain parcels which have been transferred.

It would be well to check to make sure that none of the parcels which have been transferred cover the land in which we are interested.

Check deeds by
Bill & sub-companies
and see bills
etc

Joseph P. Gorham
Joseph P. Gorham

P
cc ElPerley

Title Opinion Attached

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

1007 2 1800

October 8, 1963

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

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 Philena Stinson to John R. Stinson, dated December 7, 1889 and recorded in Book 286, Page 74, Lincoln County Registry of Deeds, from December 7, 1889 to date.

I further certify that on October 8, 1963, William L. Stinson was the record owner of said premises, with the exception of certain parcels which have been transferred, 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. I have not examined current taxes.

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 William L. Stinson

and Mary B. Stinson, wife of the said William L. Stinson

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 1 day of November, in the year of our Lord one thousand nine hundred and sixty-three.

Signed, Sealed and Delivered in presence of

Bernard H. Jameson
To Both

William L. Stinson
Mary B. Stinson

STATE OF MAINE Lincoln ss. November 1 19 63.

Personally appeared the above named William L. Stinson and acknowledged the above instrument to be his free act and deed.



Before me,

Bernard H. Jameson
Justice of the Peace

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

Check No.

Consideration

P. P. O.