

8-775
8

Section 204 - Parcel 8

WARRANTY DEED

From

ABRAHAM WANSER, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated MARCH 20, 1964

STATE OF MAINE

LINCOLN ss. Registry of Deeds

Received MARCH 24, 1964

at 9 H., 55 M., A. M., and

recorded in Book 598 Page 249

Attest: Edw. N. Whitehouse
COMPARED Register.

24 306

C. M. P. Co.
BOX NO. 32
TRVE. NO. 8
DOC. NO. 8

C. M. P. CO. NOTATIONS	
OPER. DEPT. OK?	<u>WNB</u>
STAMP	<u>WNB</u>
CLERK	<u>WNB</u>
TREAS. DEPT. NOTED & APPROVED	<u>WNB</u>
CLAIMS DEPT. NOTED & APPROVED	<u>WNB</u>
ALY. S. NOTED	<u>WNB</u>
OK FOR FILING	<u>WNB</u>

M.D. 63-470
50
CK 67415
PPO 46713

10

sect. 204
Par. 8

Know All Men By These Presents

3/20/64

13-1431
7A 5/19/64
648 5/20/64

That ABRAHAM WANSER and DORIS C. WANSER, both 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 (~~six~~) 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 Carl J. Main on the southwest in a northeasterly direction to land of the Grantee, formerly of William L. Stinson, at the Hatch Corner Road, so called, on the northeast.

Said strip is bounded northwesterly by a strip of land 200 feet in width conveyed to the Grantee by Mabel E. Blinn, et als, by deed dated January 4, 1941, and LaForest F. Goud by deed dated December 3, 1941, and recorded in Lincoln County Registry of Deeds in Book 439, Page 512 and Book 433, Page 571, respectively; and southeasterly by a line parallel with and 85 feet distant southeasterly from the southeasterly line of said 200-foot strip.

The above described strip being a portion of the premises conveyed to the Grantors by Arthur J. Brochu by deed dated June 23, 1952, and recorded in said Registry of Deeds in Book 503, Page 301.

This conveyance is made subject to the right of the public to travel over, along and across said Hatch Corner Road as the same is now laid out and legally established for public use and lies within the limits of the above described 85-foot strip at its northeasterly termination.

All standing wood and timber located on the premises hereby conveyed is reserved to the Grantors, their heirs and assigns, for a period of ten (10) years from the date hereof; together with the right to enter on said premises at any time or times within said 10-year period for the purpose of cutting and removing said standing wood and timber; provided, however, such cutting and removing shall not in any way interfere with the prior right of the Grantee, its successors and assigns, to use said premises in such manner as it or they may desire. The right of the Grantors, their heirs and assigns, to cut and remove said standing wood and timber is subject to the prior right of the Grantee, its successors and assigns, at any time or from time to time 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. The Grantors, their heirs and assigns, shall be entitled to any salvage of the wood and timber cut by the Grantee, its successors and assigns, and/or its contractors, for a period of one (1) year from the date said premises or any part thereof shall first be cleared.

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.

DAVID B. SOULE
ATTORNEY AND COUNSELLOR AT LAW
WISCASSET, MAINE
TELEPHONE 892-5511

January 28, 1964

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

Sect. 204-Par. 4 8

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 Arthur J. Brochu to Abraham Wanser and Doris C. Wanser, dated June 23, 1952 and recorded in Book 503, Page 301, Lincoln County Registry of Deeds, from January 11, 1941 to date.

I further certify that on January 28, 1964, Abraham Wanser and Doris C. Wanser were the record owners of said premises, 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. Current taxes are paid to April 1, 1964.
4. Deed of Mabel E. Blinn et als to Central Maine Power Company dated January 4, 1941 and recorded in Book 439, Page 512, Lincoln County Registry of Deeds.
5. Deed of LaForest F. Goud to Central Maine Power Company dated December 3, 1941 and recorded in Book 433, Page 571, Lincoln County Registry of Deeds.

200 ft strip
82-1-3

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 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 said 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 Abraham Wanser and Doris C. Wanser, being husband and wife,

xxx

xxxxxxx

~~xxxxxxx~~ have hereunto set our hand(s) and seal(s) this 20th day of MARCH, in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered in presence of

Ray E. Larmy
Ray E. Larmy

Abraham Wanser
Doris C. Wanser

STATE OF MAINE

Lincoln

ss.

MARCH 20, 1964.

Personally appeared the above named Abraham Wanser and Doris C. Wanser and acknowledged the above instrument to be their free act and deed.

NO IRS Required

Before me,

Ray E. Larmy
Justice of the Peace

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

Consideration
Check No.

P. P. O.