

8-879
11

Section 204 - Parcel 11

WARRANTY DEED

From

HORACE E. COLBY

To

CENTRAL MAINE POWER COMPANY

C. M. P. Co.
NO. 32
VE. NO. 8
CC. NO. 14

Dated March 24, 1964

STATE OF MAINE

L I N C O L N

ss. Registry of Deeds

Received APRIL 2, 1964

at 10 H., 10 M., A. M., and

recorded in Book 598 Page 301

Attest: Edith W. Whitehouse
COMPARED Register.

JRC

MO 63-470-330010-2167929 000 40014 8-15

C. M. P. CO. NOTATIONS	
OPER. DEPT. OF P.T. SUBS.	<i>[Signature]</i>
LEGAL DEPT. OK AS TO FORM	<i>[Signature]</i>
TREAS. DEPT. NOTED & APPROVED	<i>[Signature]</i>
CLAIMS DEPT. NOTED & APPROVED	<i>[Signature]</i>
AUDITOR	<i>[Signature]</i>
PLANT RECORDS	<i>[Signature]</i>
OK FOR FILING	<i>[Signature]</i>

Know All Men By These Presents

That HORACE E. COLBY of Wiscasset, County of Lincoln, State of Maine

V-3-1605
77X 5/19/64
DAS 6/10/64
3/24/64

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 Marion S. Warland on the southwest in a northeasterly direction to land of the Grantee, formerly of Joseph Boivin, on the northeast.

Said strip is bounded northwesterly by the southeasterly line of a 200 foot strip of land conveyed to the Grantee by Horace E. Colby, et al, by deed dated December 31, 1940 and recorded in Lincoln County Registry of Deeds in Book 439, Page 495; and southeasterly by a line parallel with and 85 feet distant southeasterly of the southeasterly line of said 200-foot strip.

This conveyance is made subject to the rights and easements conveyed to the Grantee by Horace E. Colby by deed dated August 21, 1957 and recorded in said Registry of Deeds in Book 543, Page 25, as the same lie within the limits of the above described 85-foot strip.

All standing wood and timber located on the premises hereby conveyed is reserved to the Grantor, his 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 Grantor, his 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 Grantor, his 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 Grantor herein, his 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.

The above described 85-foot strip being a portion of the premises conveyed to the Grantor by Ernest W. Colby and Alice E. Rines by deed dated December 12, 1938 and recorded in said Registry of Deeds in Book 427, Page 87.

DAVID B. SOULE
ATTORNEY AND COUNSELLOR AT LAW
WISCASSET, MAINE
TELEPHONE 852-5511

January 28, 1964

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

Sect. 204. Parcel # 11

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 Ernest W. Colby and Alice E. Rines to Horace E. Colby and Jessie M. Colby, dated December 12, 1938 and recorded in Book 427, Page 87, Lincoln County Registry of Deeds, from December 31, 1940 to date.

I further certify that on January 28, 1964, Horace E. Colby was the record owner 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 Horace E. Colby and Jessie M. Colby to Central Maine Power Company dated December 31, 1940 and recorded in Book 439, Page 495, Lincoln County Registry of Deeds. *200 ft slip
sect 6P*
5. Deed of Horace E. Colby to Central Maine Power Company dated August 21, 1957 and recorded in Book 543, Page 25, Lincoln County Registry of Deeds. *65-1-1
100 egs
sect 25*

Respectfully submitted,

David B. Soule

David B. Soule

DBS/emp

TO HAVE AND TO HOLD the aforesaid 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 Horace E. Colby, being a widower,

~~ack~~

~~of the said~~

~~My hand and seal have hereunto set~~ My hand(s) and seal(s) this 24th day of March, in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered
in presence of

Bernard W. Jamison

Horace E. Colby

STATE OF MAINE

Lincoln ss.

March 24th

1964.

Personally appeared the above named Horace E. Colby
and acknowledged the above instrument to be his free act and deed.

Before me,

Bernard W. Jamison
Justice of the Peace

No RS required

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

Check No.

Consideration

P. P. O.