

Section 204 - Parcel ²⁰⁵⁻⁸⁸² 20

WARRANTY DEED

From
 ERNEST C. JAMES, ET AL
 To
 CENTRAL MAINE POWER COMPANY

C. M. P. Co.
 BOX NO. 32
 RIVE. NO. 8
 DOC. NO. 20

Dated March 25, 1964
 STATE OF MAINE
 LINCOLN ss. Registry of Deeds

Received APRIL 2, 1964

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

recorded in Book 598 Page 306

Attest: Edith A. Whitehouse
 Register.
COMPARED

C. M. P. CO. NOTATIONS

OPER. DEPT. OK AS TO SHURMAN	<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>
RECORDS	<i>[Signature]</i>
OK FOR FILING	<i>[Signature]</i>

30-03-470-33000 (16) 946 P106 46520-73.1

U_o #
3-1599
718 5/17/64
DB 5/20/64
Sect. 204
Par. 20
3/25/64

Know All Men By These Presents

That ERNEST C. JAMES and MELVA G. JAMES, 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 (city) of Alna, County of Lincoln, State of Maine, bounded and described as follows:

Being a strip of land 75 feet in width extending from land of Carl H. Boudin on the southwest in a northeasterly direction to land of Wiley B. Munsey, et al on the northeast.

Said strip is bounded northwesterly by the southeasterly line of a strip of land 200 feet in width conveyed to the Grantee by Horatio S. Shea by deed dated February 17, 1941 and recorded in Lincoln County Registry of Deeds in Book 441, Page 94; and southeasterly by a line parallel with and 75 feet distant southeasterly from the southeasterly line of said 200-foot strip.

The above described 75-foot strip being a portion of the premises conveyed to the Grantors by Philip Waite Groetzinger, et al by deed dated April 20, 1953 and recorded in said Registry of Deeds in Book 511, Page 80.

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 832-5511

January 28, 1964

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

Act. 204. Parcel # 20

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 Philip Waite Groetzinger and Lillian C. Groetzinger to Ernest C. James and Melva G. James, dated April 20, 1953 and recorded in Book 511, Page 80, Lincoln County Registry of Deeds, from February 17, 1941 to date.

I further certify that on January 28, 1964, Ernest C. James and Melva G. James 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 Horatio S. Shea to Central Maine Power Company dated February 17, 1941 and recorded in Book 441, Page 94, Lincoln County Registry of Deeds.

Respectfully submitted,

David B. Soule
David B. Soule

DBS/cmp

