

P. 883

Section 204 - Parcel

WARRANTY DEED

From

CARL J. MAIN

To

CENTRAL MAINE POWER COMPANY

Dated March 26, 1964

STATE OF MAINE

C. M. P. Co.

BOX NO. 32

INVE. NO. 8

DOC. NO. 7

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 307

Attest: Edire H. Whitelme
COMPARED Register.

U.S. B. 63-470-330010 - 6167940 - 22046712 - 40

C. M. P. CO. NOTATIONS	
OPER. DEPT. OK AS TO SUBM.	<u>\$ 1000</u>
LEGAL DEPT. OK AS TO FORM.	<u>guy</u>
TREAS. DEPT. NOTED & APPROVED	<u>[Signature]</u>
CLAIMS DEPT. NOTED & APPROVED	<u>[Signature]</u>
AUDITOR	<u>[Signature]</u>
PLANS RECORDED	<u>[Signature]</u>
OK FOR FILING	<u>[Signature]</u>

JRC

Uo # 204
Part
3/26/64
7/15/19/64
2019 5/100/104
V 3-1606

Know All Men By These Presents

That CARL J. MAIN 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 Leander B. Nichols on the south in a northerly direction to land of Abraham Wanser, et al, on the northeast.

Said strip is bounded westerly and northwesterly by a strip of land 200 feet in width conveyed to the Grantee by Oscar N. Main by deed dated January 14, 1941 and by the Grantor by deed dated January 25, 1941, said deeds being recorded in Lincoln County Registry of Deeds in Book 439, Page 544 and Book 433, Page 331, respectively; and bounded easterly and southeasterly by a line parallel with and 85 feet distant easterly and southeasterly of the easterly and southeasterly line of said 200-foot strip.

The above described 85-foot strip being a portion of the premises conveyed to the Grantor by Oscar N. Main by deed dated January 18, 1941 and recorded in said Registry of Deeds in Book 435, Page 461.

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.

DAVID B. SOULE
ATTORNEY AND COUNSELLOR AT LAW
WISCASSET, MAINE
TELEPHONE 882-2511

January 28, 1964

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

Act. 204 - Parcel # 7

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 Oscar N. Main to Carl J. Main, dated January 18, 1941 and recorded in Book 435, Page 461, Lincoln County Registry of Deeds, from January 14, 1941 to date.

I further certify that on January 28, 1964, Carl J. Main 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 Oscar N. Main to Central Maine Power Company dated January 14, 1941 and recorded in Book 439, Page 544, Lincoln County Registry of Deeds.
5. Deed of Carl J. Main to Central Maine Power Company dated January 25, 1941 and recorded in Book 433, Page 331, Lincoln County Registry of Deeds.

200th strip

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 Carl J. Main

and Anna L. Main, wife of the said Carl J. Main,

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 26th 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. Jameson
To Botly

Carl J. Main
Anna Lillian Main

STATE OF MAINE

Lincoln ss.

March 26th 19 64.

Personally appeared the above named Carl J. Main
and acknowledged the above instrument to be his free act and deed.

Before me,

Bernard W. Jameson
Justice of the Peace

No RS required

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

Check No. Consideration

P. P. O.