

8-1905
13

Section 20h - Parcel 13

WARRANTY DEED

From

MADELINE P. COLBY, ET ALS

To

CENTRAL MAINE POWER COMPANY

C. M. P. Co. Dated May 14, 1964
 BOX NO. 32
 INVE. NO. 8 STATE OF MAINE
 DOC. NO. 13

C. M. P. CO. NOTATIONS

OPER. DEPT. [Signature]
 OK AS TO [Signature]
 SINGLING [Signature]

LEAD DEPT. [Signature]
 ON 15% [Signature]
 FIRM [Signature]

TREAS. DEPT. [Signature]
 NOTED & [Signature]
 APPROVED [Signature]

CLAIMS DEPT. [Signature]
 NOTED & [Signature]
 APPROVED [Signature]

AUDITOR [Signature]

PLANT [Signature]
 RECORDS [Signature]

OK FOR [Signature]
 FILING [Signature]

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

Received JUNE 4, 1964

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

recorded in Book 599 Page 258

Attest: Edna N. Whitehouse

COMPARED Register. 3.50

W063-170-330010 FPO 16715 CR 67943-570

Vol 3-16 of
FD 1/17/64 SS 6/19/64
5/14/64
Act. 204
P. 13

Know All Men By These Presents

That MADELINE P. COLBY of Wiscasset, County of Lincoln; EARL B. COLBY, JR. of Penobscotta, County of Lincoln; RICHARD E. COLBY of Portland, County of Cumberland; PRISCILLA C. DALTON of Kittery, County of York; and JAMES F. COLBY of said Wiscasset, County of Lincoln, all in the 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 (~~of~~) 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 the Grantee, formerly of Joseph G. Eoivin, on the south in a northeasterly direction to land of Graydon F. Foye at the Boulder Road, so called, 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 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.

The above described 85-foot strip being a portion of the premises conveyed to Earl B. Colby by Horace E. Colby, et al, by deed dated January 10, 1944 and recorded in said Registry of Deeds in Book 450, Page 268. The Grantors herein being the sole surviving heirs at law of the said Earl B. Colby, who died intestate August 11, 1962.

This conveyance is made subject to the right of the public to travel over, along and across said Boulder 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 882-5511

January 28, 1964

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

Sect. 204 Parcel #13

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 Horace E. Colby and Jessie M. Colby to Earl B. Colby, dated January 10, 1944 and recorded in Book 450, Page 268, Lincoln County Registry of Deeds, from December 31, 1940 to date.

I further certify that on January 28, 1964, Madeline P. Colby, Earl B. Colby, Jr., Richard E. Colby, Priscilla C. Dalton and James F. Colby, 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. 1963 taxes, in the amount of \$57.00, are unpaid.
4. Deed of Earl B. Colby to Central Maine Power Company dated August 21, 1957 and recorded in Book 543, Page 51, Lincoln County Registry of Deeds. *Book 25 Page 2 non - loans*
5. Earl B. Colby died intestate August 11, 1962, leaving his wife, Madeline P. Colby, and three sons and a daughter, - Earl B. Colby, Jr., Richard E. Colby, Priscilla C. Dalton and James F. Colby. James F. Colby is a minor. The other children are all of age. To effect clear title, petition for guardianship by someone to act in *17 yrs. old*

Central Maine Power Company

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January 28, 1964

behalf of the minor and license to sell his interest should be obtained. I believe releases could be obtained from all the other children and their spouses.

Respectfully submitted,

David B. Soule

David B. Soule

DBS/emp

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 Madeline P. Colby, being a widow; Earl B. Colby, Jr.; Richard E. Colby, being single; Priscilla C. Dalton; James F. Colby, being single; and Marceline D. Colby, wife of the said Earl B. Colby, Jr.; and Gerald L. Dalton, husband of the said Priscilla C. Dalton,

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xxxxxxx

joining in this deed as Grantors and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 14th day of May, in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered in presence of

David B. Soule
David B. Soule
David B. Soule
David B. Soule
David B. Soule
David B. Soule
David B. Soule

JFC Madeline P. Colby
JFC James F. Colby
JFC Earl B. Colby
MDC Marceline B. Colby
PCD Priscilla C. Dalton
GLD Gerald L. Dalton
RFE Richard E. Colby



STATE OF MAINE Lincoln ss.

May 14 19 64.

Personally appeared the above named Madeline P. Colby and acknowledged the above instrument to be her free act and deed.

Before me,
David B. Soule
Justice of the Peace

No RS required
Information for Grantee's File. Do Not Record. Consideration P. P. O.
W. O. Check No.