

6.4476

Warranty Deed

SHORT FORM

FROM

HALLIE A. and MARTHA G. SIMPSON

TO

CENTRAL MAINE POWER COMPANY

Dated November 15th, 1967

State of Maine

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

Received NOVEMBER 22, 1967

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

recorded in Book 629 Page 311

Attest: *Elish Whitehouse* Register

COMPLETED BY THE OFFICE OF

MARTIN'S, FORTLAND, MAINE - LAW OFFICE SUPPLIES AND EQUIPMENT

MARTIN'S FORM NO. 43 - STANDARD REGISTRY FORM

W.O. 66-199-33001 0

82000-

THE ROOM BEHIND

ALAN C. PEASE
RICHARD W. ELLIOTT

PEASE & ELLIOTT
ATTORNEYS AND COUNSELLORS AT LAW

THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-882-7482

MCKOWN STREET
BOOTHBAY HARBOR, MAINE 04538
207-633-3115

PLEASE REPLY TO:
Wiscasset

In accordance with the Standards adopted by the Maine State Bar Association and resting on Warranty Deed dated May 3, 1865 and recorded in the Lincoln County Registry of Deeds, Book 234, Page 34, I hereby certify that I have examined records in the Registry of Deeds and the Probate Court with-in and for said County and State of Maine, and all instruments of record therein as reflected by indices, affecting the title of the premises described in Schedule A attached hereto.

I further certify that on October 16, 1967 at 4:30 P.M. Hallie A. Simpson and Martha A. Simpson as joint tenants were record owners of said premises in fee simple with good and market-able title thereto, 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. Option from Hallie A. Simpson and Martha A. Simpson to Cumberland Securities Corporation, dated August 2, 1966 and recorded in said Registry of Deeds, Book 627, Page 68.

Taxes are paid to April 1, 1968 and there are no outstanding assessments and no attachments as of the aforementioned date.

Dated: October 17, 1967

ACP:jo
Enc.


Alan C. Pease
Attorney-at-Law

SCHEDULE A

RE: Title Opinion - Hallie A. and Martha A. Simpson

The following described real estate and property situated in the Town of Wiscasset, County of Lincoln, State of Maine, to wit: Bounded Northerly by land of George Cheney; Easterly by land of William Fred Daley; Southerly by land of the Heirs of Leon Grover; Westerly by the Nason Road, so-called.

Title Reference: Deed of Philip W. Simpson to Hallie A. Simpson and Martha A. Simpson, dated December 28, 1960 and recorded in the Lincoln County Registry of Deeds, Book 566, Page 46.

C. 14. P. 00. NOTIONS	
OPER. DEPT. <i>CP</i>	<i>AM</i>
OK AS TO SUBSTANCE	<i>AM</i>
LEGAL DEPT. OK AS TO FORM	<i>AM</i>
INSTR. DEPT. NOTES & APPROVE	<i>AM</i>
CLAIM DATE FILE	<i>AM</i>
ADJUDIC. FIELD PLANT OFFICES	<i>AM</i>
OK FOR FILING	<i>AM</i>

O P T I O N

KNOW ALL MEN BY THESE PRESENTS

That We, HALLIE A. and MARTHA G. SIMPSON

of the Town/~~six~~ of Wiscasset
County of Lincoln , State of Maine
in consideration of One Hundred Dollars (\$100.00)
paid by CUMBERLAND SECURITIES CORPORATION of Augusta, Kennebec County, Maine,
receipt of which is hereby acknowledged, do for ~~ourselves~~ ^{ourselves}, ~~our~~ Heirs, executors,
administrators and assigns, hereby offer and agree to sell and convey by good
and sufficient title to the said Cumberland Securities Corporation, its succes-
sors and assigns, for the sum of Two Thousand Dollars (\$ 2,000.00)
the following described real estate and property situated in the Town/~~City~~ of
Wiscasset , County of Lincoln , State of Maine, owned by ~~us~~ us,
to wit:

Bounded: Northerly by land of George Cheney;
Easterly by land of William Fred Daley;
Southerly by land of the Heirs of Leon Grover;
Westerly by the Nason Road, so called.

The foregoing offer and agreement is upon condition that the same is accepted by
said Cumberland Securities Corporation in writing on or before "24 - months
from date hereof, and the consideration paid for this option is to be applied
toward the purchase price agreed upon herein. This option may be renewed by Cum-
berland Securities Corporation, its successors or assigns, for a further term of
one year upon payment of Fifty Dollars (\$ 50.00).

Signed and sealed this second day of August , 1966.

STATE OF MAINE
Lincoln ss.

Personally appeared the above-named Hallie A. and Martha G. Simpson
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Hallie A. Simpson
Martha G. Simpson

August 2 , 1966.

Justice of the Peace

E-4189

State of Maine

Department of Justice

NOVEMBER 21, 1966

§ 30 A.

627

68

Edith N. Johnson

COMPARED



