

ALAN C. PEASE
RICHARD W. ELLIOTT

PEASE & ELLIOTT
ATTORNEYS AND COUNSELORS AT LAW

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

MCKOWN STREET
BOOTHBAY HARBOR, MAINE 04598
207-693-3115

PLEASE REPLY TO:
Wiscasset

In accordance with the Standards adopted by the Maine State Bar Association and resting on Warranty Deed dated April 13, 1901 and recorded in the Lincoln County Registry of Deeds, Book 310, Page 1, I hereby certify that I have examined records in the Registry of Deeds and the Probate Court within 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. Minnie M. Grover, Robert C. Grover and Leon B. Grover were record owners of said premises in fee simple with good and marketable 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. Easement to New England Telephone and Telegraph Co., dated June 29, 1911 and recorded in said Registry of Deeds, Book 333, Page 183, believed to affect this property.
4. Easement to New England Telephone and Telegraph Co., dated June 25, 1947 and recorded in said Registry of Deeds, Book 487, Page 321.
5. Inheritance Tax Lien, Estate of Alexander G. Grover, date of death August 29, 1960.
6. Option from Minnie M. Grover, Robert C. Grover and Leon B. Grover to Cumberland Securities Corporation, dated May 11, 1966 and recorded in said Registry of Deeds, Book 626, Page 109.

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 - Minnie M. Grover et al

The following described real estate and property situated in the Town of Wiscasset, County of Lincoln, State of Maine, to wit: Bounded as follows: Southerly by lands of LeRoy S. Cook, Leland Cunningham and Gerald E. Hanson; Westerly by lands of Gerald E. Hanson and Old Bath Road (sometimes called the Nason Road); Northerly by lands of Hallie A. Simpson, William Fred Daley and Leon B. Grover; South-easterly by U.S. Route No. 1 and land of Leon B. Grover.

TO HAVE AND TO HOLD the aforementioned 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 Minnie M. Grover, single, and Robert C. Grover and Leon B. Grover and Evelyn C. Grover, wife of Robert C. Grover and ~~attest~~ Janet S. Grover, wife of Leon B. Grover

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 ~~16th~~ day of November, in the year of our Lord one thousand nine hundred and sixty-seven.

Signed, Sealed and Delivered in presence of

Samuel W. Keene
Samuel W. Keene
Samuel W. Keene
Samuel W. Keene

Minnie M. Grover
Robert C. Grover
Leon B. Grover
Evelyn C. Grover
Janet S. Grover



STATE OF MAINE
Lincoln

November 16th 19 67.

Personally appeared the above named Minnie M. Grover and Robert C. Grover and Leon B. Grover and acknowledged the above instrument to be their free act and deed.



Before me,

Samuel Wesley Keene
Justice of the Peace

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

64505

WARRANTY DEED

From _____
Minnie M. Grover & Robert C. Grover &
Leon B. Grover To _____

Central Maine Power Company

Dated November 16th, 1967

STATE OF MAINE

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

Received NOVEMBER 24th, 1967

at 9 H, 25 M, A. M., and

recorded in Book 629 Page 323

Attest: Edith Thibault
Register.

COMMISSIONER

SEARCHED	INDEXED
SERIALIZED	FILED
NOV 24 1967	
MAINE	
REGISTRY OF DEEDS	
PORTLAND	

66-199-33000

00588-

FILE ROOM DEC 28 1967

O P T I O N

KNOW ALL MEN BY THESE PRESENTS

That We, MINNIE M. GROVER and ROBERT C. GROVER of Wiscasset and LEON B. GROVER of the Town/~~0000~~ of Damariscotta County of Lincoln, State of Maine in consideration of Five Hundred Dollars (\$500.00) paid by CUMBERLAND SECURITIES CORPORATION of Augusta, Kennebec County, Maine, receipt of which is hereby acknowledged, do for ~~myself, my 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 successors and assigns, for the sum of Eight Thousand, Five Hundred Dollars (\$8,500.00) the following described real estate and property situated in the Town/~~0000~~ of Wiscasset, County of Lincoln, State of Maine, owned by ~~me,~~ us to wit:~~

Bounded as follows:

Southerly by lands of LeRoy S. Cook, Leland Cuning-
ham and Gerald E. Hanson;
Westerly by lands of Gerald I. Hanson, Old Bath Road
(sometimes called the Nason Road);
Northerly by lands of Hallie A. Simpson, William Fred
Daley and Leon B. Grover;
Southeasterly by U. S. Route No. 1 and land of Leon B.
Grover.

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 Cumberland Securities Corporation, its successors or assigns, for a further term of one year upon payment of Two Hundred Fifty Dollars (\$250.00).

Signed and sealed this Eleventh day of May, 1966.

STATE OF MAINE
Minnie M. Grover ss.

Personally appeared the above-named Minnie M. Grover and acknowledged the foregoing instrument to be her free act and deed.

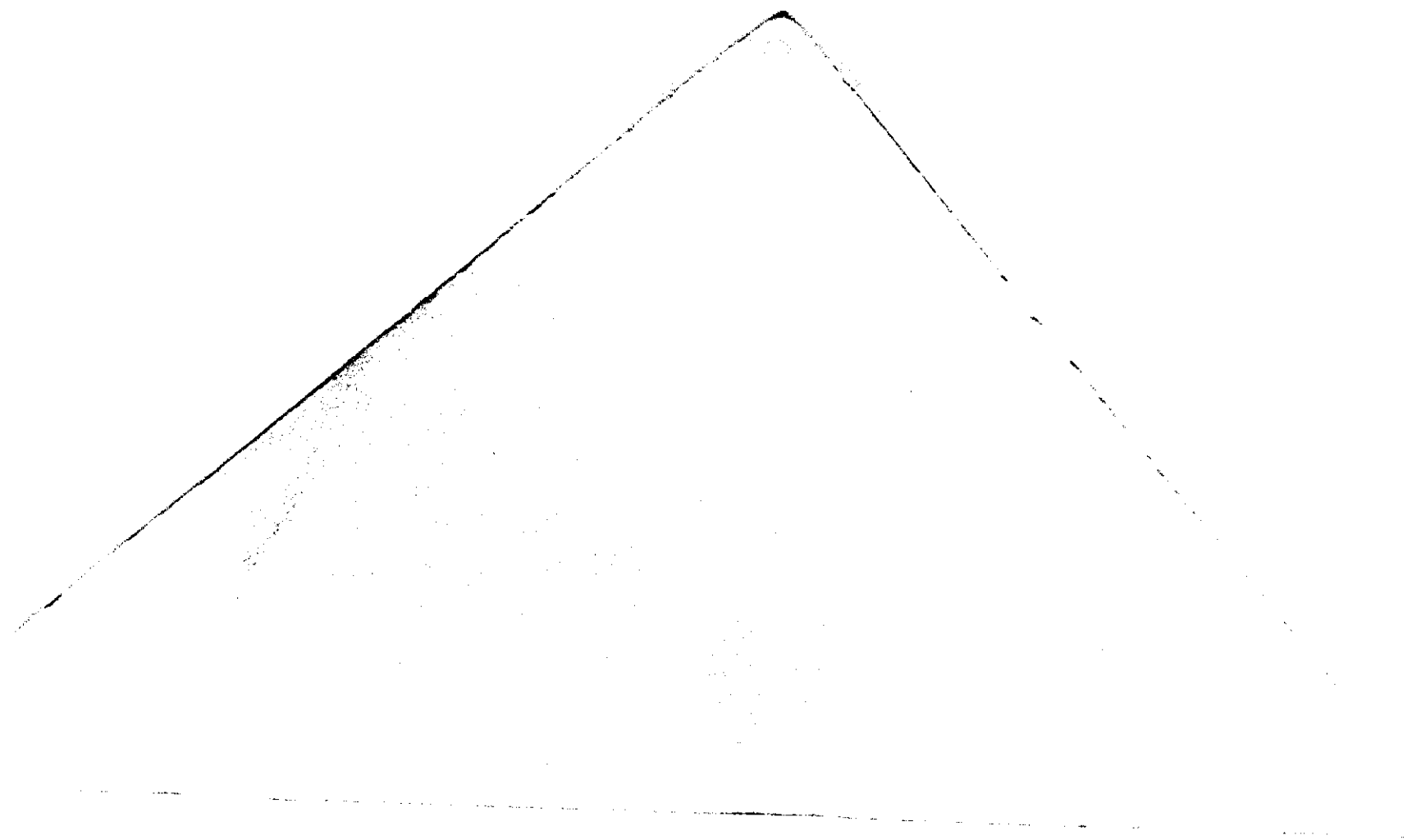
Before me,

James Wesley Kane
Justice of the Peace

Minnie M. Grover
Robert C. Grover
Leon B. Grover, 1966
May 11th, 1966

8.3697

State of Idaho
LONDON, Idaho
OCTOBER 6, 1966
9 35 A.M.
626 109
Edwin H. Little
COMPARED



Portion conveyed to Mages 12/16/69

Know All Men By These Presents

That we, MINNIE M. GROVER and ROBERT C. GROVER, both of Wiscasset and LEON B.

GROVER of L'amariscotta, 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/^{to}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:

A certain lot or parcel of land located on the northwesterly side of U. S. Route No.

1 in Wiscasset, County and State aforesaid, bounded as follows:

On the north by land of Frederick Daley, also known as William Fred Daley, and by land of Hallie A. Simpson, formerly land of Warren Grover; on the east by said U. S. Route No. 1; on the south by land formerly of Chester H. Worrey, land formerly of William Bradford and land formerly of Ira Grover, now lands of LeRoy S. Cook, Leland Cunningham and Gerald E. Hanson; and on the west by the Nason Road, so called. EXCEPTING and RESERVING a certain lot of land in the northeasterly corner of said parcel one hundred (100) feet on U. S. Route No. 1 and seventy-five (75) feet deep, said lot being more fully described in deed of Leon H. Grover to Leon B. Grover and Jeanette J. Grover dated October 5, 1955 and recorded in Lincoln County Registry of Deeds, Book 520, Page 259.

Meaning and intending to convey a portion of the premises described in deed of Bernard L. Grover to Minnie M. Grover dated September 5, 1962 and recorded in said Registry of Deeds, Book 582, Page 136.

Our right, title and interest in the above-described premises was acquired in part by inheritance from Leon H. Grover, late of Wiscasset.

11/12/69