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PLEASE REPLY TO:
Wiscasset


In accordance with the Standards adopted by the Maine State Bar Association and resting on Warranty Deed dated March 8, 1920 and recorded in the Lincoln County Registry of Deeds, Book 356, Page 39, 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 23, 1967 at 4:30 P.M. Gerald E. Hanson and Janice M. Hanson 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. Mortgage to First Federal Savings and Loan Association of Bath, dated July 16, 1964 and recorded in Lincoln County Registry of Deeds, Book 580, Page 123.

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

Dated: October 24, 1967


Alan C. Pease
Attorney-at-Law

ACP:jo
Enc.

SCHEDULE A

RE: Title Opinion - Gerald E. Hanson and Janice M. Hanson

A certain lot or parcel of land with all buildings thereon, situated in Wiscasset, County of Lincoln, State of Maine, bounded and described as follows, to wit: Beginning at North line of land formerly of Moral Hilton, on road leading by land formerly of said Hilton and widow Anna Nason; thence Southeast eighty-eight (88) rods by said Hilton line; thence Northeast thirty (30) rods to stake and stones; thence Northwest eighty-eight (88) rods to said road; thence by said road thirty (30) rods to the first bound mentioned; containing sixteen and one-half (16½) acres, more or less. Being the same premises described in Deed from Estate of Florence May Grover to Gerald E. Hanson and Janice M. Hanson, dated June 29, 1964 and recorded in the Lincoln County Registry of Deeds, Book 599, Page 413.

50
6-2418
Rec'd #8

Warranty Deed

FROM

GERALD E. HANSON, ET AL

TO

CENTRAL MAINE POWER COMPANY

Dated June 5th, 1968

State of Maine.

LINCOLN

Reg. Registry of Deeds

Received JUNE 11, 1968

at 9 H., 30 M., A. M., and

recorded in Book 636 Page 263

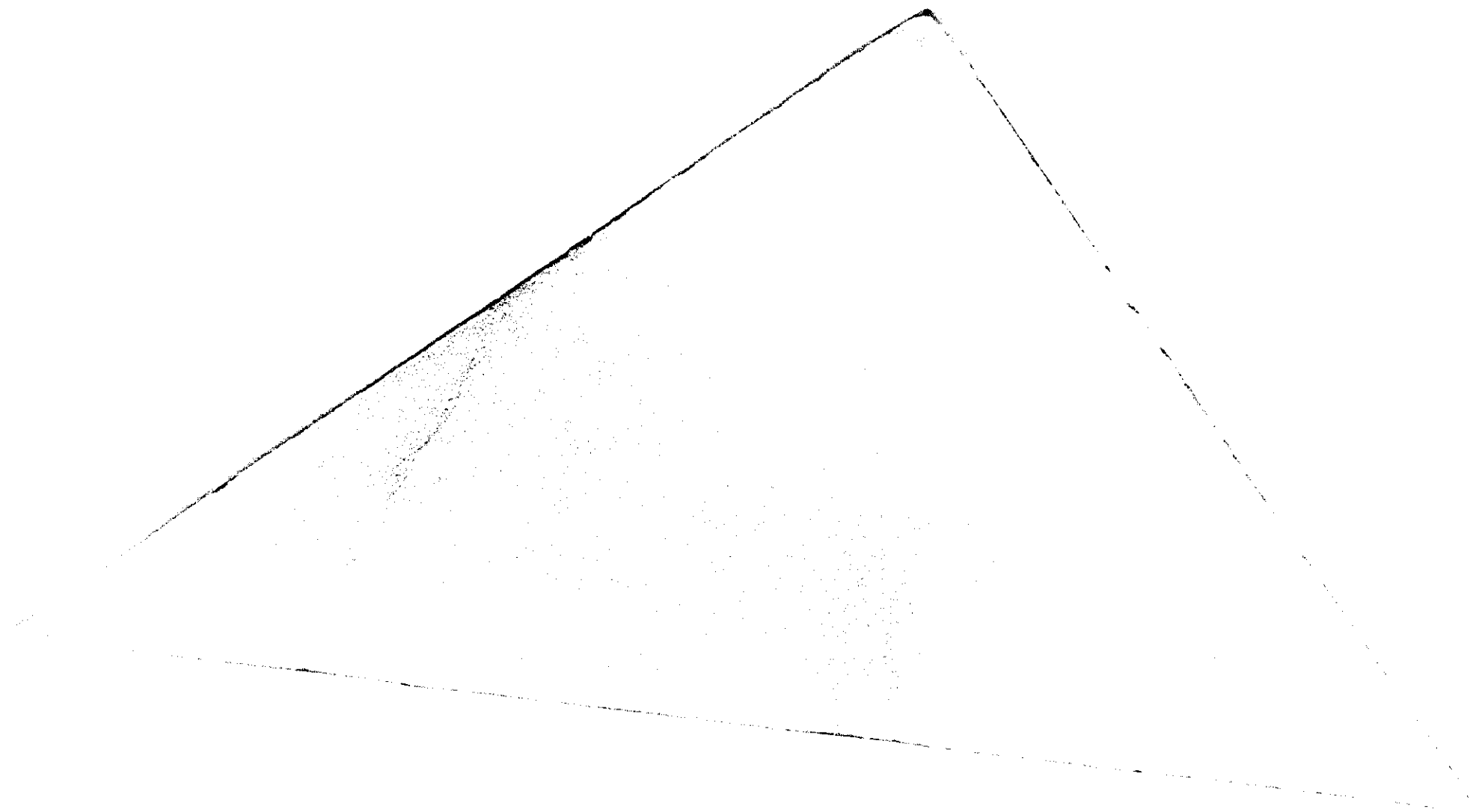
ATTEST:

E. C. Whitlock
COMPANY REGISTER

FROM THE OFFICE OF

L. L. MARTIN, PORTLAND, ME. — OFFICE FURNITURE AND SUPPLIES
TYPEWRITERS, ADDING MACHINES, FILING CABINETS, SAFES, ETC.
MARTIN'S FORM NO. 1 — STANDARD REGISTRY FORM

C. M. P. CO. NOTATIONS	COMP
OPER. DEPT.	SP
CK AS TO	SP
SUBSTANCE	SP
LEGAL DEPT.	SP
CK AS TO	SP
FORM	SP
INSTR. DEPT.	SP
NOTES &	SP
APPROVED	SP
CLERK	SP
RECORDS	SP
PLANT	SP
NOTED	SP
ACTION	SP
CK FOR	SP
THING	SP



Deed brought to register 10/14/64

*No - 5 - 1699 - 101 874
Page 8*

6/5/68

Know All Men by These Presents.

That we, GERALD E. HANSON and JANICE M. HANSON, both of Wiscasset, in the County of Lincoln and State of Maine, and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a Maine banking corporation having an office and place of business at Bath, in the County of Sagadahoc and State of Maine, the said First Federal Savings and Loan Association joining in this conveyance for the limited purposes only as hereinafter set forth, **in consideration of** One Dollar and other valuable consideration

paid by CENTRAL MAINE POWER COMPANY, a Maine 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, in the County of Kennebec and said State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Central Maine Power Company, its successors

with and assigns forever, a certain lot or parcel of land situated in the Town of Wiscasset, County of Lincoln and State of Maine, bounded and described as follows, to wit:

Commencing at an iron pipe in the property line of the Grantors and land now of this Grantee, formerly Minnie Grover, said iron pipe being N. 8° 26' E. a distance of 526.26 feet from an iron pipe on the northwesterly side of U. S. Route #1 at the corner of land of Florence Ardelle Cook and land of this Grantee, formerly of Minnie Grover; thence N. 49° 07' E. along stone wall and land of said Grantors and said Grantee a distance of 134 feet to a corner; thence N. 33° 45' W. along land of said Grantors and said Grantee a distance of 130.1 feet to an iron pipe; thence S. 8° 26' W. along land of said Grantors a distance of 198 feet to the point of beginning, containing .2 of an acre, more or less.

Being a part of the same premises described in deed from Estate of Florence May Grover to the Grantors dated June 29, 1964 and recorded in Lincoln County Registry of Deeds in Book 599, Page 413.

The Grantor herein, the said First Federal Savings and Loan Association, owner of a certain mortgage dated July 16, 1964 and recorded in Lincoln County Registry of Deeds in Book 580, Page 123, hereby joins in this conveyance for the purpose of releasing any and all right, title and interest it may have by virtue of said mortgage in and to the within-described parcel of land, and no more. The warranties herein set forth shall not be deemed to be those of said First Federal Savings and Loan Association.

We 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

~~MAA~~ and assigns, to its and their use and behoof forever.

And we do remain with the said Grantee, its ^{successors} ~~MAA~~ 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 Gerald E. Hanson and Janice M. Hanson, being husband and wife, have hereunto set our hands and seals, and the said First Federal Savings and Loan Association has caused its corporate name to be signed and its corporate seal affixed hereto by Warren A. Higgins, its Treasurer, and thereunto duly authorized,

WITNESSETH

that we, the said Gerald E. Hanson and Janice M. Hanson, being husband and wife, have hereunto set our hands and seals, and the said First Federal Savings and Loan Association has caused its corporate name to be signed and its corporate seal affixed hereto by Warren A. Higgins, its Treasurer, and thereunto duly authorized,

in the year of our Lord one thousand nine hundred and sixty-eight.

Signed, Sealed and Delivered

in presence of

Charles W. Vance
Charles W. Vance
Gerald E. Hanson
Janice M. Hanson

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

By: *Warren A. Higgins*
Its Treasurer

Charles W. Vance

State of Maine.

LINCOLN

ss.

June 5th 1968 .

Personally appeared the above named Gerald E. Hanson and Janice M. Hanson

and acknowledged the foregoing instrument to be their free act and deed.

Before me, *Ernest M. Leiby*
Justice of the Peace