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Know all Men by these Presents,

That we, JAMES WILLIAM DANIELS and JEANNE JOYCE DANIELS, both of the military installation of Fort Devens, County of Middlesex and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable consideration

paid by CENTRAL MAINE POWER COMPANY, a Maine corporation having its office and principal 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 ~~heirs~~ and assigns forever, a certain lot or parcel of land located in the Town of Wiscasset, County of Lincoln and said State of Maine, being situated on the northerly and southerly sides of the old town road now discontinued leading past the residence of said Grantors and bounded and described as follows, to wit:

Commencing at a wooden stake and stones on the northerly side of said discontinued road at the northerly end of a set of bars which were erected across said road, said stake being in the extended line of a stone wall which lies on the southerly side of said road; thence N. 37° 26' W. along land of this Grantee, formerly of Leland Cunningham, a distance of 460.55 feet to an iron pipe; thence N. 58° 08' E. along land of this Grantee, formerly of Leland Cunningham, a distance of 586.6 feet to an iron pipe; thence S. 8° 26' W. along land of the Grantors crossing said discontinued road a distance of 809.4 feet to an iron pipe between a wire fence and stone wall and land of this Grantee, formerly of Leland Cunningham; thence N. 38° 26' W. along a stone wall and wire fence and land of this Grantee, formerly of Leland Cunningham, and land of the Grantors a distance of 160 feet crossing said discontinued road to point of beginning, containing 4.2 acres of land, more or less.

Being a part of the same premises conveyed by William A. and Sarah W. Bradford to the Grantors herein by deed dated August 29, 1960 and recorded in Lincoln County Registry of Deeds in Book 557, Page 251, and by deed from Sarah W. Bradford to these Grantors dated February 26, 1962 and recorded in said Registry of Deeds in Book 567, Page 480.

All salvage 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 salvage 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 salvage 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.

There is also reserved to the Grantors, their heirs and assigns, the right to use, at their sole risk and expense, the premises hereby conveyed for agricultural purposes only; provided always, that this reservation is made on the express condition that no building or other structure will be erected, maintained or permitted to be erected or maintained by the Grantors, their heirs and assigns on the premises hereby conveyed and that the use so reserved shall at all times be expressly subject to the prior right of the Grantee, its successors and assigns, to make such use of said premises as it or they may desire at any and all times, including the right 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, without liability on the part of the Grantee, its successors and assigns, to the Grantors, their heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantors, their heirs and assigns, do hereby release the Grantee, its successors and assigns, from any and all claims and demands of every kind and nature which the Grantors, their heirs and assigns, now have or may have in the future against the Grantee, its successors and assigns, arising out of or in connection with the use of the premises hereby conveyed as above set forth.

Also, accepting and reserving to the Grantors herein, their heirs and assigns, the right to cross the above-described parcel 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 parcel in connection with carrying on its business as a public utility.

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

heirs and assigns, to its and their use and behoof forever.

And ^{we} do COVENANT with the said Grantee, its ^{successors} heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

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 James William Daniels and Jeanne Joyce Daniels, being husband and wife,

and

with

of the said

being and by descent and inheritance the right in the above described premises, have hereunto set our hands and seals this 21st day of June in the year of our Lord one thousand nine hundred and sixty-eight.

STATE OF MAINE
Local Estate
Transfer Tax
Fifty-five Cents

Signed, Sealed and Delivered

in presence of

James William Daniels
Jeanne Joyce Daniels

STATE OF MAINE
Local Estate
Transfer Tax
Ten Cents

State of Maine,
Lincoln

} ss.

June 21, 1968 .

Personally appeared the above named James William Daniels

and Jeanne Joyce Daniels

and acknowledged the above

instrument to be their free act and deed.

Before me,

Charles Wesley Keane
Justice of the Peace.

DAVID B. SOULE
ATTORNEY AND COUNSELLOR AT LAW
WISCASSET, MAINE 04578

AREA CODE 207
882-5511

October 16, 1967

Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Attention: Joseph P. Gorham, Esq., General Counsel

Gentlemen:

In accordance with a request from Mr. Beverage 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, the records at the Lincoln County Registry of Deeds and Registry of Probate as respects property described in deed of William A. Bradford and Sara W. Bradford to James William Daniels and Jeanne Joyce Daniels dated August 29, 1960 and recorded in Book 557, Page 251, and in deed from Sara W. Bradford to James William Daniels and Jeanne Joyce Daniels dated February 26, 1962, and recorded in Book 567, Page 480, from March 2, 1883 to date.

In my opinion, the said James William Daniels and Jeanne Joyce Daniels, joint tenants, have a good and marketable title to the premises in question, subject only to the following conditions:

1. Any bankruptcy proceedings and any and all provisions of any ordinance, municipal regulation or private law.
2. Any condition which an examination of premises might disclose.
3. Any state of facts an accurate survey might disclose.
4. Current taxes are paid.
5. A right-of-way is reserved in the deed from Helen White to Curtis Pearson and Elsie E. Pearson, recorded in Book 493, Page 44.
6. There is a mortgage to the Administrator of Veterans' Affairs recorded in Book 565, Page 127, which mortgage has been assigned to Waterville Savings Bank by Assignment recorded in Book 581, Page 376. Said mortgage covers only the 12 acre parcel in the deed recorded in Book 557, Page 251.

Daniels
Deed 377.
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October 16, 1967

7. A right-of-way reserved to the Cemetery in the deed recorded in Book 557, Page 251.

8. There are no attachments of record.

NOTE: No option covering these premises is found of record.

Respectfully submitted,

David B. Soule

David B. Soule

DBS:bp

cc: Carroll Keene

Gerald G. Beverage

6.2612

Warranty Deed

From

JAMES WILLIAM DANIELS, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated June 21, 19 68

State of Maine.

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

Received JUNE 27, 19 68

at 9 H., 50 M., A. M., and

recorded in Book 644, Page 363

Attest: *Edith H. Whitehouse*

Register.

COMPARED

FROM THE OFFICE OF

LORING, SHORT & HARMON, LAW STATIONERS
PORTLAND, MAINE

FILE ROOM JUL 6 1968

C. M. P. CO. NOTATIONS
OPER. DEPT. <i>gsk</i>
OK AS TO SUBSTANCE <i>gsk</i>
LEGAL DEPT. <i>gsk</i>
OK AS TO FORM <i>gsk</i>
TREAS. DEPT. <i>77R</i>
NOTED & APPROVED
CLAIMS DEPT. <i>gms</i>
NOTED & APPROVED
AUDITOR <i>gms</i>
NOTED <i>gms</i>
PLANT RECORDS
OK FOR FILING <i>gms</i>