

2206

Section 392
Parcel 100

WARRANTY DEED

From

THOMAS P. KAPANTAIS, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated June 15, 1969

STATE OF MAINE

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

Received JUNE 17, 1969

at 3 H, 30 M, P. M., and

recorded in Book 655 Page 331

Attest: *Edith H. Johnson*
Register.

COMPARED

Consideration
\$1,000.00

W. 069-232-2000 13
0001-99-133780

Check
#53219

N/O
#2688

ACCOUNTING DEPT. NOTATIONS
INITIALS *AB/HC*
ACCOUNT NO. *6-268*
LEADS RECEIVED *6/30/69*
PROPERTY RECORDS *6/30/69*
LEADS ADDED
REMOVED ADDED
FED. LICENSE REG.
FILE ROOM JUN 3 4 1969

C. M. P. CO. NOTATIONS
OPER. DEPT. *WJH*
SUBSTANCE *WJH*
LEGAL DEPT. *WJH*
OK AS TO PRINT
LEGAL DEPT. APPROVED *WJH*
LEGAL DEPT. APPROVED *WJH*
CAPITROLLER NOTED OK FOR FILING *WJH*

6/16/68

John ...

Know All Men My These Presents

That we, THOMAS P. KAPANTAIS and ANNA J. KAPANTAIS, both of Whitefield, in the County of Lincoln and 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~~ Whitefield, County of Lincoln, State of Maine, bounded and described as follows:

Being a strip of land 100 feet in width located northwesterly of and contiguous with a 200-foot strip of land owned by the Grantee herein and maintained as a right of way for its transmission line designated as Section 68.

Said 100-foot strip extends from land now or formerly of Martha P. Trainor at the center of highway Route 126, so called, as now traveled, and land now or formerly of Cora M. Caron in a general northeasterly direction crossing the roadway which extends from said highway Route 126 northwesterly past the residence of the Grantors herein, sometimes known as the O'Neil Road, and extending to land now or formerly of Leo H. Fox.

Said 100-foot strip is bounded on the northeast by land of said Fox; on the southeast by said 200-foot strip of land conveyed to the Grantee herein by the Town of Whitefield by deed dated April 5, 1941 and recorded in Lincoln County Registry of Deeds in Book 441, Page 266; on the southwest by land of said Trainor and land of said Caron; and on the northwest by a line parallel with and 100-feet distant northwesterly measured at right angles from the northwesterly boundary line of said 200-foot strip of land of the Grantee.

The above-described strip of land being a part of the premises conveyed to the Grantors by Linwood R. Wilson by deed dated January 5, 1968 and recorded in said Registry of Deeds in Book 641, Page 37.

This conveyance is made subject to the right of the public to travel over, along and across said Route 126 and the O'Neil Road, so called, as the same are now laid out and legally established for public use and lie within the limits of the above-described strip of land.

There is 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 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. In addition, the place or places of such crossing shall be satisfactory to the Grantee, and any use of said strip shall be in compliance with the provisions of the National Electrical Safety Code.

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

AREA CODE 207
882-5511

May 22, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine 04330

Attention: William W. Finn, Esq.

Re: Section 392, Wiscasset to Bangor - Parcel 100 -
W. O. 68-206-339010

(NY) 0001-99-133700

Gentlemen:

In accordance with a request from Mr. Curtis, 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 located in Whitefield, Maine, described in deed from Linwood R. Wilson, Jr. and Jean M. Wilson to Thomas P. Kapantais and Anna J. Kapantais, dated January 5, 1968, and recorded in Lincoln County Registry of Deeds in Book 641, Page 37, from December 18, 1865 to date.

I further certify that as of this date title is in Thomas P. Kapantais and Anna J. Kapantais, free and clear of all encumbrances, with the following exceptions:

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. Taxes of 1969 are now a lien but no information as to same is yet available. 1968 Taxes - \$192.70 - are unpaid.
5. There is an easement to Central Maine Power Company dated July 12, 1946, recorded in Lincoln County Registry of Deeds in Book 467, Page 517, the location of which is unknown.

May 22, 1969

- 6. There is a Right of Way reserved in deed dated July 1, 1948, recorded in Lincoln County Registry of Deeds Book 503, Page 245, to Earl W. Holland heirs and assigns and heirs and assigns of Frank T. Hatton.
- 7. There is an easement to New England Tel. and Tel. Company dated July 3, 1952, recorded in Lincoln County Registry of Deeds in Book 505, Page 48.
- 8. There is a reservation of old brick in foundation in deed dated September 16, 1953, recorded in Lincoln County Registry of Deeds in Book 527, Page 309.
- 9. There is no estate of Flora Couture, a joint tenant in deed dated June 20, 1956, recorded in Lincoln County Registry of Deeds in Book 532, Page 148, although she is recited in a Mortgage dated June 6, 1958, recorded in Lincoln County Registry of Deeds in Book 548, Page 320 (now discharged) as being deceased.
- 10. This certificate does not cover the two small parcels conveyed by Linwood R. Wilson, Jr., and Jean M. Wilson, by deed dated January 5, 1968, recorded in Lincoln County Registry of Deeds in Book 629, Page 416.
- 11. There is an attachment against Linwood Wilson made August 28, 1967, in the amount of \$300 in favor of Vincent Reed. Whether this is against Linwood Wilson, Sr. or Jr. does not appear from the record.

DBS:bs
cc: G.C. Beverage
M.F. Curtis

Respectfully submitted,


DAVID B. SOULE

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 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 Thomas P. Kapantais and Anna J. Kapantais, being husband and wife,

1974 June 16/1969

~~Witness by this deed as Grantee and Assigning Authority and Assignee of the above described premises, have hereunto set our hand(s) and seal(s) this 16th day of June, in the year of our Lord one thousand nine hundred and sixty-nine.~~

Signed, Sealed and Delivered
in presence of

Thomas P. Kapantais
Anna J. Kapantais

STATE OF MAINE LINCOLN ss. June 16, 1969.

Personally appeared the above named Thomas P. Kapantais and Anna J. Kapantais and acknowledged the above instrument to be their free act and deed.

Before me,

James O. [Signature]
Justice of the Peace

STATE OF MAINE
REAL ESTATE TRANSFER TAX
BUREAU OF TAXATION
JUN 17 1969
PB 10552
01.10