

8.3147

Section 392
Parcel 103

WARRANTY DEED

From

JOHN A. DYSART, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated August 15, 1969

STATE OF MAINE

LINCOLN ss. Registry of Deeds

Received AUGUST 19, 1969

at 9 H., 55 M., A. M., and

recorded in Book 656 Page 422

Attest: *Edith H. Whitehouse*
Register.

COMPARE

Consideration
\$220.00

W. O. 69-222-33001
~~0001-99-133700~~

Check
57305

R/W
2764

ACCOUNTING DEPT. NOTATIONS

VOICE FILE # 7-2928

CHAS. H. HARRIS

PLANNING DEPT.

ELECTRICITY

THE LICENSE FUND

COMPTROLLER

FILE ROOM AUG 29 1969

C. M. P. CO. NOTATIONS

OPER. DEPT.

OK AS SUBSTANCE

FILE DEPT.

AS TO

FILED

AS DEPT.

FILED

APPROVED

AS DEPT.

FILED

APPROVED

COMPTROLLER

FILED

OK FOR FILING

Konu All Men My There Parents

That we, JOHN ... DYSART and A. KATHLEEN DYSART, 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 ~~(city)~~ 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 and extending from land now or formerly of Floyd A. Edmonds, et al, in a general northeasterly direction to land now or formerly of George Carlezon.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of said Carlezon; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Edmonds; and on the north-west 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 Helene M. Devine by deed dated July 30, 1954 and recorded in Lincoln County Registry of Deeds in Book 514, Page 101.

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.

1969

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACLURDA HOUSE
WISBASSEY, MAINE 04578
207-882-7482

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Gentlemen:

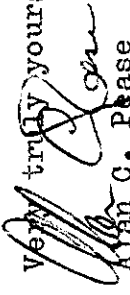
RE: Parcel #103

In accordance with the request of Myron Curtis as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and other applicable records all as reflected by indices as they relate to the premises described in Schedule A attached hereto, from December 2, 1941, that being the date of recording of a Warranty Deed from John M. Devine to Central Maine Power Company, to July 21, 1969 at 4:30 P.M.

I certify that on the last mentioned date and time, the record owners of said premises were John M. Dysart and A. Kathlisen Dysart, 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 the premises might reveal.
3. Real estate taxes for 1969 have not been checked.

Very truly yours,


Alan C. Pease

ACP:jo
Enc.

SCHEDULE A

RE: Title of John Dysart and A. Kathleen Dysart

Three certain lots or parcels of land with the buildings thereon situated in said Whitefield and being the same premises described in a deed from Flora M. O'Neal, Admx. to John M. Devine dated April 18, 1917 and recorded in Lincoln County Registry of Deeds, Book 348, Page 538, to which deed reference is hereby made for a more particular description of said premises.

Also four certain lots or parcels of land with the buildings thereon situated in said Whitefield and being the same premises described in a deed from Bernard F. Devine to John M. Devine dated May 2, 1917 and recorded in said Registry of Deeds, Book 350, Page 27, to which deed reference is hereby made for a more particular description of said premises.

Also conveying herewith a right of way which has been in existence for many years.

My title to said premises is derived under the will of said John M. Devine, late of said Whitefield.

This deed is given in full performance and accepted as fulfilling all the terms of a bond for a deed dated September 5, 1950 and recorded in said Registry of Deeds, Book 491, Page 401.

The above described premises are subject to pole rights, etc. held by the Central Maine Power Company.

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 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 John M. Dysart and A. Kathleen Dysart, being husband and wife,

and

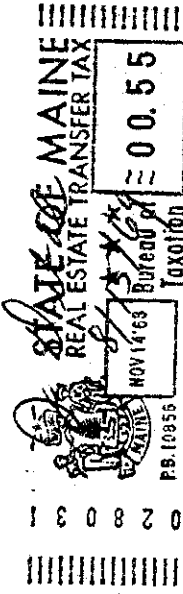
/s/ the said/

joining in this deed as Grantor, and relinquishing and conveying, with all rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 15th day of August, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

John M. Dysart
A. Kathleen Dysart

John M. Dysart
A. Kathleen Dysart



STATE OF MAINE LINCOLN

ss.

1869

August 15

Personally appeared the above named John M. Dysart and A. Kathleen Dysart and acknowledged the above instrument to be their free act and deed.

Before me,

John M. Dysart
Justice of the Peace