

E.3148

Section 392
Parcels 74 & 76

WARRANTY DEED

From

G. WILLIAM HALL, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated August 14, 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 423

Attest: *Edith H. Whitcomb*
Register.

Consideration \$100,000
% 100.00 (Pars. 74) 69-232-320010
900.00 (Pars. 76) 0001-99-133700

ACCOUNTING DEPT. NOTATIONS

VOUCHER NO. 7-5951

LEASE AGREEMENT

PROPERTY RECORDS

LEDGER

REVENUE AUDIT

FILE ROOM

AUG 29 1969

COMPTROLLER

C. M. P. OO. NOTATIONS

OPER. DEPT. OK AS TO SUBSTANCE

LEGAL DEPT. OK AS TO FORM

TREAS. DEPT. NOTED & APPROVED 7-7-69

CLAIMS DEPT. NOTED & APPROVED

COMPTROLLER NOTED

OK FOR FILING

Check #57450

R/D #2767

Know All Men By These Presents

That we, G. WILLIAM HALL and KATHLEEN HALL, 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 two strips of land 100 feet in width located westerly 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.

Strip #1 extends from land now or formerly of Robert J. Hanna, et al, in a general northerly direction to land now or formerly of Annie Tyler.

Said strip of land is more particularly bounded and described as follows: Northerly by land of the said Tyler; easterly by said 200-foot strip of land of the Grantee; southerly by land of the said Hanna; and westerly by a line parallel with and 100 feet distant westerly measured at right angles from the westerly boundary line of said 200-foot strip of land of the Grantee.

Strip #2 extends from said land of the said Tyler in a general northerly direction to other land of the said Tyler at the center of the East Pittston Road, so called, as now traveled.

Said strip of land is more particularly bounded and described as follows: Northerly by land of the said Tyler; easterly by said 200-foot strip of land of the Grantee; southerly by other land of the said Tyler; and westerly by a line parallel with and 100 feet distant westerly measured at right angles from the westerly boundary line of said 200-foot strip of land of the Grantee.

The above-described strips of land being a part of the premises conveyed to the Grantors by Marie Hall Bartlett, et al, by deed dated June 24, 1963 and recorded in Lincoln County Registry of Deeds in Book 578, Page 455 (two-thirds interest) and by devise of Harriet J. Hall, late of Whitefield, (one-third interest).

This conveyance is made subject to the right of the public to travel over, along and across said East Pittston Road as the same is now laid out and legally established for public use and lies within the limits of the above-described Strip #2.

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.

AUG 4 1969

ALAN G. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACQUIDA HOUSE
WISCASSET, MAINE 04578
207-882-7482

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine


Gentlemen:

RE: Parcel #76

In accordance with the request of Myron Curtis as modified by Leon Emery by telephone, I have examined the records in 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 April 17, 1941, that being the date of recording of a Warranty Deed from Harriett J. Hall 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 G. William Hall as to a one-third interest and as a tenant in common with G. William Hall and Kathleen Hall, joint tenants, as to a two-thirds interest, all 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. Real estate taxes for 1969 have not been checked.

Very truly yours,

Alan G. Pease

ACP:jo
Enc.

SCHEDULE A

RE: Title of G. William Hall and Kathleen Hall

A certain lot or parcel of land situated in Whitefield, Lincoln County, Maine and being the same as described in a deed by Dexter Kensell by Harriet J. Hall by deed dated April 18, 1944 and recorded in Lincoln County Registry of Deeds in Book 450, Page 374.

Also, all our right, title and interest in and to another certain lot or parcel of land situated in Whitefield, Lincoln County, Maine, and being all of the property as described in a deed by Warren E. Cunningham to Harriet J. Hall by deed dated May 19, 1939 and recorded in Lincoln County Registry of Deeds in Book 429, Page 292.

Excepting and reserving from this second description the second parcel as described in a deed from George W. Hall, Jr., also known as G. William Hall and Marie Bartlett to Mitchell Hall and Verna Hall dated June 24, 1963 and to be recorded in Lincoln County Registry of Deeds.

Also excepting and reserving from the second description the second parcel described in a deed from George W. Hall, Jr., also known as G. William Hall and Mitchell E. Hall to Marie Bartlett and William Bartlett dated June 24, 1963 and to be recorded in Lincoln County Registry of Deeds.

Also excepting and reserving to the Grantors herein, their heirs and assigns, the right to cross the above-described strips of land 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 strips 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 strips shall be in compliance with the provisions of the National Electrical Safety Code.