

4525  
1,000  
1.86

Section 392  
Parcel 99

8. 2010

9/16/9

## Know All Men By These Presents

That I, CORA M. CARON, of Augusta, in the County of Kennebec 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 Whiterfield, County of Lincoln, State of Maine, bounded and described as follows:

Being a small, triangular-shaped parcel of land located at the most southeasterly corner of land of the Grantor and being that part of the Grantor's land which lies within 100 feet distant northwesterly from the northwesterly boundary line of 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 parcel of land is more particularly bounded and described as follows: On the northeast by land formerly of Thomas P. Kapantais, et al, now of this Grantee; on the south by land now or formerly of Edward John Burke, et al, at the center of highway Route #126, so called, as now traveled; and on the northwest by a line parallel with and 100 feet distant northwesterly measured at right angles from said northwesterly boundary line of said 200-foot strip of land of the Grantee.

The above-described parcel of land being a part of the premises conveyed to Joseph H. Caron and Cora M. Caron by the Grantor herein by deed dated August 11, 1955 and recorded in Lincoln County Registry of Deeds in Book 523, Page 232, the said Joseph H. Caron since deceased; and also being a part of the premises excepted from a deed from the Grantor herein to Edward John Burke, et al, dated August 15, 1968 and recorded in said Registry of Deeds in Book 645, Page 321.

1969

ALAN C. PEASE  
ATTORNEY AND COUNSELLOR AT LAW

THE MACURDA HOUSE  
WISCONSSET, MAINE 04578

207-882-7462

August 15, 1969

Central Maine Power Company  
9 Green Street  
Augusta, Maine

Re: Parcel #99

Gentlemen:

In accordance with the request of Myron Curtis contained in his letter of June 17, 1969, as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and Lincoln County Registry of Probate, as reflected by indices, from May 15, 1941, at 9:12 A.M., that being the date of recording of a deed from Augustus Clair to Central Maine Power Company, to August 13, 1969, at twelve o'clock noon.

In accordance with the Standards of Title of the Maine State Bar Association, but limited to my examination of the records for the period noted above, I certify that on the last mentioned date and time, Cora M. Caron was the record owner, with a good and marketable title to the premises described in Schedule A, attached hereto, free and clear of all encumbrances, with the following exceptions:

1. Any bankruptcy proceedings and 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.
4. This certificate assumes that Augustus Clair and Augustus LeClair are one and the same individual. This is apparently assumed by Central Maine Power Company in its deed recorded April 17, 1941, signed by Augustus LeClair and re-recorded May 15, 1941, having been signed also by Augustus Clair.
5. Easement from Joseph H. Caron to Central Maine Power Company, dated July 18, 1946, recorded August 8, 1946, in said Registry Book 467, Page 456. The undersigned has found no record title in the name of Joseph H. Caron and assumes that this easement was taken in the name of Joseph H. Caron, who, at that time, was the husband of Cora M. Caron. The exact location of this easement is not known.

Central Maine Power Company

August 15, 1969

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6. Cora M. Caron established a joint tenancy between herself and Joseph H. Caron by deed dated August 11, 1955. The undersigned has noted in the record a subsequent deed from Cora M. Caron in which she indicates she is the surviving joint tenant. A mortgage dated July 11, 1962, was signed by Joseph H. Caron. A search of the record does not indicate that there has been recorded a Certificate of the Discharge of the Inheritance Tax Lien in the Estate of Joseph H. Caron. One should be secured and recorded.

7. A deed representing an out-conveyance from Cora M. Caron to Edward John Burke and Carolyn B. Burke, said deed being dated August 15, 1968, recorded August 16, 1968, in said Registry Book 645, Page 321, a copy of which is attached hereto.

This certificate assumes good and marketable title to have been in the grantee in the deed to Central Maine Power Company recorded on May 15, 1941, and referred to above.

ACP:gb

Very truly yours,



Alan C. Pease

SCHEDULE A

RE: Title of Cora M. Caron  
Land in Whitefield, Maine

A certain lot or parcel of land situated in Whitefield, County of Lincoln and State of Maine, bounded and described as follows:

Beginning on the Northerly line of the highway running from North Whitefield to Pittston, known as Route #126, at a stone wall at the Southwest corner of land of Thomas Kapantais; thence North 35° 20' W, along land of said Kapantais and following closely a stone wall, 613 feet to an iron pipe driven in said wall at the center of a brook; thence generally Southwesterly, following down the thread of said brook, to the Northerly line of the aforementioned highway; thence Easterly, along the Northerly line of said highway, 675 feet to the point of beginning. Said parcel being of triangular shape and containing 3.6 acres, more or less.

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 I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; that I and my 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, I, the said Cora M. Caron, being single,

and of the said

do hereby give, sell, grant, convey, and relinquish, and convey, and by these my deeds, and by these my rights, have hereunto set my hand and seal this 8th day of September, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of



*John C. Gray*

*Cora M. Caron*

STATE OF MAINE KENNEBEC ss. September 8, 1969.

Personally appeared the above named Cora M. Caron and acknowledged the above instrument to be her free act and deed.

Before me,

*John C. Gray*  
Justice of the Peace

6.3590 Section 392  
Parcel 99

# WARRANTY DEED

From  
CORA M. CARON  
To  
CENTRAL MAINE POWER COMPANY

Dated September 8, 1969

STATE OF MAINE

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

Received SEPTEMBER 16, 1969

at 9 H., 40 M., A. M., and

recorded in Book 657 Page 417

Attest: Edith J. Whitehead  
Register.  
COMPARED

Consideration  
~~\$ 175.00~~  
25.00

W.O.  
69-232-330010

Check  
~~# 56767~~  
59747

R/W 2301  
~~# 2248~~

FILE ROOM OCT 1 1969

SEARCHED	INDEXED
SERIALIZED	FILED
OCT 1 1969	
L I N C O L N	
REGISTRY OF DEEDS	
MAINE	
NOTED	FILED
OK FOR	FILED

ACCOUNTING DEPT. MAINE

VOUCHER NO. 8-20620

LEASE RECORDED

PROPERTY RECORDS

LEASE ACCT

LEASE PROJ

FILED

12/1/69