

FILE ROOM OCT 1 1969

83683 Section 392
Parcels 75 & 77

Consideration
Parcel 75 - \$100.00
Parcel 77 - 250.00

WARRANTY DEED

From
ANNIE M. TYLER
To
CENTRAL MAINE POWER COMPANY

Dated September 16, 1969

STATE OF MAINE
LINCOLN ss. Registry of Deeds
Received SEPTEMBER 22, 1969
at 9 H., 35 M., A. M., and
recorded in Book 661 Page 101

R/V
#2358

Attest: *Edith H. Whitehouse*
Register.
COMPARED

ACCOUNTING DEPT. NOTATIONS
INITIALS
VOUCHER NO. 9-472
LEASE RECORDED
PROPERTY RECORDS
LEDGER
REVENUE AUDIT
1969 LICENSE PROJ.
REGISTER

C. M. P. O. NOTATIONS
OTHER THAN TO
OR AS TO
SUBSTANCE
EVIDENCE
DATE AS TO
1969
772
REGISTERED
FILED
1969

Know All Men My Share Hereinafter

9/11/69

That I, ANNIE M. TYLER, 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 G. William Hall, et al, in a general northerly direction to other land of the said Hall.

Said strip of land is more particularly bounded and described as follows: Northerly by land of the said Hall; easterly by said 200-foot strip of land of the Grantee; southerly by other land of the said Hall; 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 strip of land being a part of the premises conveyed to the Grantor by Peter L. King by deed dated June 6, 1941 and recorded in Lincoln County Registry of Deeds in Book 446, Page 270.

Strip #2 extends from land now or formerly of G. William Hall, et al, at the center of the East Pittston Road, so called, as now traveled, in a general northerly direction to land now or formerly of Wahego Enterprises.

Said strip of land is more particularly bounded and described as follows: Northerly by land of said Wahego Enterprises; easterly by said 200-foot strip of land of the Grantee; southerly by land of the said Hall at the center of said East Pittston Road; 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 Strip #2 being a part of the premises conveyed to the Grantor by Franklin K. Tyler by deed dated October 1, 1930 and recorded in Lincoln County Registry of Deeds in Book 390, Page 505.

All salvage wood and timber located on the premises hereby conveyed is reserved to the Grantor, her 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 Grantor, her 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/said premises of all trees, timber and bushes growing thereon by such means as the Grantee, its successors and assigns, may select. The Grantor, her 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 Grantor, her 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 Grantor, her heirs and assigns, on the premises hereby conveyed and that the use so reserved shall at all times be expressly subject to the

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW

THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-892-7482

August 8, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #75

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 April 15, 1941, at 10:21 A.M., that being the date of recording of a deed from Peter L. King to Central Maine Power Company, to August 25, 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, Annie M. Tyler 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. Deed to Central Maine Power Company from Peter L. King, dated April 12, 1941, and recorded in the Lincoln County Registry of Deeds, Book 441, Page 303.

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

Very truly yours,

Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Annie M. Tyler
Land at Whitefield

A certain lot or parcel of land situated in said Whitefield, Lincoln County and State of Maine and bounded as follows: Beginning with the South side of the road leading from land formerly owned by Osman B. Palmer to East Pittston at land of Carleton Philbrick, thence South east on land of said Philbrick to land formerly owned by Bradford A. King, thence North by land of said Bradford A. King and land of Larkin S. Heath to stake and stone, being a corner of said Heaths' pasture fence, thence Westerly on land of said Heath to the North side of the road aforesaid; thence Easterly on the North side of said road to land formerly owned by Osman B. Palmer; thence North West on land of said Palmer to land of Gilbert Cary; thence South and West by land of said Cary to a stake and stones to land formerly of James Farrell; thence South by land of said Farrell to land formerly of one Kennedy and land formerly of James Hubbard to the road aforesaid to the point of beginning. Containing one hundred and thirty (130) acres more or less. Subject to all right of ways as now used. Meaning to convey farm deeded to Peter L. King by Paul B. King April 25, 1922 and recorded in Lincoln County Registry of Deeds, Book 389, Page 396.

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-892-7482

August 8, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #77

Gentlemen:

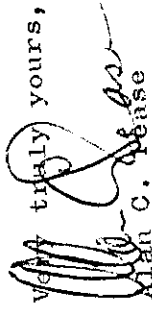
In accordance with the request of Myron Curtis contained in his letter of June 17, 1969, as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and Lincoln County Registry of Probate, as reflected by indices, from April 26, 1941, at 10:16 A.M., that being the date of recording of a deed from Annie M. Tyler to Central Maine Power Company, to August 25, 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, Annie M. Tyler 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. Deed to Central Maine Power Company of 200' strip of land, dated April 16, 1941, and recorded in the Lincoln County Registry of Deeds Book 441, Page 449.

This certificate assumes good and marketable title to have been in the grantee in the deed to Central Maine Power Company recorded on April 26, 1941, referred to above.

Very truly yours,



Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Annie M. Tyler
Land at Whitefield, Maine

A certain lot or parcel of land, with the buildings thereon, situate in Whitefield in said County, and bounded and described as follows: Beginning near the highway in line between land hereby conveyed and land of Dexter Kensell at a birch stump thence south 69 $\frac{1}{2}$ ° West to line of James Creamer; Thence westerly on said Creamer's land to the highway leading from Palmer's corner to East Pittston; thence south westerly on said highway twenty and one half rods to a stone bound on the westerly side of the highway; thence westerly about ninety seven rods to a pine stub marked; thence southerly eleven rods to land of Peter King; thence westerly on said King's line and on line of land of G. G. Cary to land of John Kealy heirs; thence northerly on line of land of said Kealy seventy one rods to land of Dexter Kensell; thence easterly on said Kensell's line to the south east corner of said Kensell's land; thence northeasterly sixteen rods more or less to the northwest corner of the abutment on the south side of the water course of Tavern Brook bridge so called as it is now made; thence by said brook to Sheepscot River, thence by said River southerly to Carleton bridge so called; thence westerly by said highway to the cross roads near the dwelling house on the premises hereby conveyed; thence southerly by the highway to the first mentioned bound. Containing 107 acres more or less.

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 Grantor, her heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantor, her heirs and assigns, do hereby release the Grantee, its successors and assigns, her from any and all claims and demands of every kind and nature which the Grantor, her 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 Grantor herein, her heirs and assigns, the right to cross the above-described strips 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.

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 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 Grantee to hold as aforesaid; and 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 Annie M. Tyler, being single,

and _____ of the said-

joining in this deed as Grantor and relinquishing and conveying all rights in the above described premises, have hereunto set my hand (s) and seal (s) this 16th day of September, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

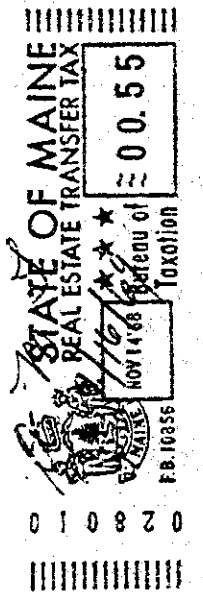
John C. Bury _____
Annie M. Tyler _____

STATE OF MAINE LINCOLN ss. *September 16* 1969.

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

Before me,

John C. Bury
Justice of the Peace



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