

6.3850 Section 392  
Parcel 85

# WARRANTY DEED

From  
CURTIS T. COOMBS  
To  
CENTRAL MAINE POWER COMPANY

Dated Sept. 30, 1969

STATE OF MAINE

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

Received SEPTEMBER 30, 19 69

at 10 H., 30 M., A. M., and

recorded in Book 661 Page 128

Attest: Elix H. White  
Register.

COMPARED

Consideration \$200.00

W.O. 69-232-330010

Check # 60804

P.P.O # 2329

FILE ROOM OCT 9 1969

C. M. P. CO. NOTATIONS	<i>[Signature]</i>
OPER. DEPT. OK AS TO SUBSTANCE	<i>[Signature]</i>
LEGAL DEPT. OK AS TO FORM	<i>[Signature]</i>
TREAS. DEPT. NOTED & APPROVED	<i>[Signature]</i>
CLAIMS DEPT. NOTED & APPROVED	<i>[Signature]</i>
CONTROLLER NOTED	<i>[Signature]</i>
OK FOR FILING	<i>[Signature]</i>

ACCOUNTING DEPT. NOTATIONS

9-11-69

*[Signature]*

*[Signature]*

## Kum All Men My There Presenta

That CURTIS T. COOMBS, of Whitefield, in the County of Lincoln and State of Maine, and GARDINER SAVINGS INSTITUTION, a Maine banking corporation having its office and principal place of business at Gardiner, in the County of Kennebec and said State of Maine, the said Gardiner Savings Institution joining in this conveyance for the limited purposes only as hereinafter set forth,

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 Edmund C. Binns, et al, in a general northeasterly direction to land now or formerly of George H. Carter, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Carter; on the southeast by said 200-foot strip of land owned by the Grantee; on the southwest by land of the said Binns; 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 Grantor by Hardy W. Coombs by deed dated February 19, 1930 and recorded in Lincoln County Registry of Deeds in Book 390, Page 247.

There is reserved to the Grantor, his 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, his 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 Grantor, his heirs and assigns.

In consideration of the right to use said premises as herein reserved, the Grantor, his 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 Grantor, his 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, his 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.

ALAN C. PEASE  
ATTORNEY AND COUNSELLOR AT LAW  
THE MACURDA HOUSE  
WISCASSET, MAINE 04578  
207-582-7482

August 26, 1969

Central Maine Power Company  
9 Green Street  
Augusta, Maine

Re: Parcel #85

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 Curtis T. Coombs 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, Curtis T. Coombs 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. Mortgage to Gardiner Savings Institution, dated October 12, 1955, and recorded October 15, 1955, in Lincoln County Registry of Deeds Book 525, Page 520.
5. Deed to Central Maine Power Company of a 200' strip of land, dated April 11, 1941, and recorded April 15, 1941, in said Registry of Deeds Book 441, Page 294.

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.

ACP:gb

Very truly yours,  
  
Alan C. Pease

SCHEDULE A

RE: Title of Curtis T. Coombs  
Land at Whitefield, Maine

A certain lot or parcel of land, with the buildings thereon, situated in Whitefield in said County of Lincoln and bounded and described as follows: Beginning on the western bank of Sheepscot River at a pine stump on the northeasterly corner of land of Hubert H. Chaney, from thence running northwest on said Chaney's line to land of William T. Rooney, thence northeast about fifty rods to land formerly of Sarah J. Glidden, thence southwest on said Glidden's line to Sheepscot River, thence down said River to the first mentioned bound.

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. The Grantor herein, the said Gardiner Savings Institution, owner of a certain mortgage dated October 12, 1955 and recorded in Lincoln County Registry of Deeds in Book 525, Page 520, hereby joins in this conveyance for the purpose of releasing any and all right, title and interest it may have by virtue of said mortgage in and to the within described strip of land, and no more. The warranties herein set forth shall not be deemed to be those of said Gardiner Savings Institution.

IN WITNESS WHEREOF, I, the said Curtis T. Coombs,

and I Irma F. Coombs, wife of the said Curtis T. Coombs, joining in this deed as Grantor and relinquishing and conveying my rights by descent and all other rights in the above-described premises, have hereunto set our hands and seals, and the said Gardiner Savings Institution has caused its corporate name to be signed and its corporate seal affixed hereto by Richard L. Goodwin, its Assistant Treasurer, hereto duly authorized. ~~Nothing in this deed as Grantor and relinquishing and conveying my rights by descent and all other rights in the above-described premises, have hereunto set our hand (s) and seal(s) this 27th day of September, 1969, in the year of our Lord one thousand nine hundred and sixty-nine.~~

Signed, Sealed and Delivered in presence of

*Richard L. Goodwin*



*Curtis T. Coombs*  
*Irma F. Coombs*

GARDINER SAVINGS INSTITUTION

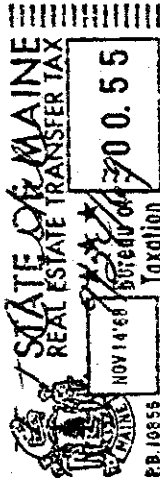
By: *Richard L. Goodwin*  
Its Asst. Treasurer

STATE OF MAINE LINCOLN ss. *September 27* 1969.

Personally appeared the above named Curtis T. Coombs and acknowledged the above instrument to be his free act and deed.

Before me,

*John C. [Signature]*  
Justice of the Peace



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