

Know All Men My Cheap Apartments

That we, EDMUND C. BINNS and MARGARET M. BINNS, both of Whitefield, in the County of Lincoln and State of Maine, and WALDOBORO SAVINGS AND LOAN ASSOCIATION, a Maine banking corporation having an office and place of business at Waldoboro, in the County of Lincoln and State of Maine, and GEORGE W. HALL, JR. and KATHLEEN M. HALL, both of Whitefield, said County of Lincoln and State of Maine, the said Waldoboro Savings and Loan Association and George W. Hall, Jr. and Kathleen M. Hall 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 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 Matrona Puholowko, et al, in a general northeasterly direction by two tangents to land now or formerly of Curtis T. Coombs.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of said Coombs; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Puholowko; 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 Grantors by George W. Hall, Jr., et al, by deed dated April 12, 1967 and recorded in Lincoln County Registry of Deeds in Book 630, Page 342.

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 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 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.

AUG 19 1969

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-682-7482

August 16, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #84

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 17, 1941, at 10:15 A.M., that being the date of recording of a deed from Percy E. Chaney, et al, to Central Maine Power Company, to August 13, 1969, at twelve o'clock noon. I also note two other deeds which appear to represent conveyances to Central Maine Power Company of land now a part of or excepted from Parcel #84. These are from Bertha M. Chaney, recorded on April 26, 1941, at 10:16 A.M., and from Bertha M. Chaney, et al, recorded on July 18, 1941, at 9:20 A.M.

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, Edmund C. Binns and Margaret M. Binns, as joint tenants, were the record owners, 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. As to the first parcel described in Schedule A, a mortgage to Waldoboro Savings and Loan Association, dated April 12, 1967, and recorded April 13, 1967, in the Lincoln County Registry of Deeds, Book 618, Page 19.
5. Mortgage to George W. Hall, Jr., and Kathleen M. Hall, dated April 12, 1967, and recorded April 13, 1967, in said Lincoln County Registry of Deeds.
6. As to the second parcel described in Schedule A, attached

The Grantor herein, the said Waldoboro Savings and Loan Association, owner of a certain mortgage dated April 12, 1967 and recorded in Lincoln County Registry of Deeds in Book 618, Page 19, 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 Waldoboro Savings and Loan Association.

hereto, lumber deed (right to cut and remove) to Melvin J. Davis, dated September 29, 1966, and recorded October 3, 1966, in said Registry of Deeds Book 614, Page 286. This deed conveys lumber for a five year period beginning September 29, 1966.

7. Possible inheritance tax and other claims against estates of deceased persons as heirs of Hudson B. Chaney mentioned in deed of Roger Chaney, et al, dated May 18, 1966, and recorded in said Registry of Deeds on September 16, 1966, in Book 614, Page 237. It is noted that deeds from heirs of Hudson B. Chaney were taken by Central Maine Power Company in 1941 as noted above.

8. Deed to Central Maine Power Company from Bertha Chaney, et al, dated May 21, 1941, and recorded on July 18, 1941, in the Lincoln County Registry of Deeds, Book 442, Page 177.

9. Deed to Central Maine Power Company from Percy E. Chaney, et al, dated April 10, 1941, and recorded April 17, 1941, in Lincoln County Registry of Deeds Book 441, Page 310.

This certificate assumes good and marketable title to have been in the grantee in the deed to Central Maine Power Company recorded on April 17, 1941, referred to above.

ACP:gb

Very truly yours,

Alan C. Pease

The Grantor herein, the said Waldoboro Savings and Loan Association, owner of a certain mortgage dated April 12, 1967 and recorded in Lincoln County Registry of Deeds in Book 618, Page 19, 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 Waldoboro Savings and Loan Association.

SCHEDULE A

RE: Title of Edmund C. Binns and Margaret M. Binns
Land at Whitefield, Maine

A certain lot or parcel of land with the buildings thereon situated in the town of Whitefield, County of Lincoln and State of Maine, and bounded and described as follows, to wit: East by the Sheepscot River; South by land formerly of the Hudson B. Chaney heirs, now of Grantors; West by land formerly of William T. Rooney; North by lands formerly of said Rooney and formerly of Curtis T. Coombs.

Meaning and intending to convey the same premises conveyed by Hubert H. Chaney to Bertha M. Chaney, by warranty deed dated March 25, 1932, and recorded in Lincoln County Registry of Deeds in Book 399, Page 150.

Further reference: Warranty deed from Bertha M. Chaney to George W. Hall, Jr., et ux dated August 13, 1954, and recorded in said Registry in Book 514, Page 119.

Excepting and reserving, however, a strip of land two hundred (200) feet in width conveyed by Bertha M. Chaney to Central Maine Power Company by deed dated April 18, 1941, and recorded in the Lincoln County Registry of Deeds in Book 441, Page 436.

ALSO a certain lot or parcel of land with the buildings thereon situated in said Whitefield, and bounded and described as follows, to wit: North by the first parcel described herein; South by Pomerenko; East by the public highway; West by Branch Brook and another brook. Formerly the property of Hudson Chaney.

Meaning and intending to convey a portion of the same property conveyed by Roger Chaney et al to William Hall by Warranty Deed dated May 18, 1966, and recorded in Lincoln County Registry of Deeds in Book 614, Page 237.

The Grantor herein, the said Waldoboro Savings and Loan Association, owner of a certain mortgage dated April 12, 1967 and recorded in Lincoln County Registry of Deeds in Book 618, Page 19, 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 Waldoboro Savings and Loan Association.

RE: Title of Edmund C. Binns and Margaret M. Binns
Land at Whitefield, Maine

Excepting and Reserving, however, land with buildings thereon bounded and described as follows, to wit: BEGINNING at an iron pipe and stone at a locust tree on the westerly side of the Town House Road, so-called; thence running northerly along the westerly side of said Road two hundred and twenty-five (225) feet, more or less, to an iron pipe set an apple tree; thence running westerly along a line perpendicular to said Road two hundred and twenty-five (225) feet, more or less, to another iron pipe driven into the ground; thence running southerly along a line parallel with the westerly side of said Road two hundred and twenty-five (225) feet, more or less, to another iron pipe driven into the ground; thence running easterly two hundred and twenty-five feet (225) more or less, to the point of beginning.

Excepting and Reserving, however, land previously conveyed to Putnam.

The Grantor herein, the said Waldoboro Savings and Loan Association, owner of a certain mortgage dated April 12, 1967 and recorded in Lincoln County Registry of Deeds in Book 618, Page 19, 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 Waldoboro Savings and Loan Association.

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all the privileges and appurtenances thereto 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.

The Grantors herein, the said George W. Hall, Jr. and Kathleen M. Hall, owners of a certain mortgage dated April 12, 1967 and recorded in Lincoln County Registry of Deeds in Book _____, Page _____, her by join in this conveyance for the purpose of releasing any and all right, title and interest they 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 George W. Hall, Jr. and Kathleen M. Hall.

IN WITNESS WHEREOF, we, the said Edmund C. Binns and Margaret M. Binns, being husband and wife, have hereunto set their hands and seals, and the said Waloboro Savings and Loan Association has caused its corporate name to be signed and its corporate seal affixed hereto by Roy Johnson, its Secretary/Treasurer, thereunto duly authorized, and the said George W. Hall, Jr. and Kathleen M. Hall have hereunto ~~and~~ set their hands and seals, ~~of the said~~

Joining in this deed as Grantor --- and relinquishing and conveying --- rights by descent and all other rights in the above described premises, have hereunto set --- hand(s) and seal(s) this 30th day of September, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

Edmund C. Binns

Margaret M. Binns

WALOBORO SAVINGS AND LOAN ASSOCIATION

Roy Johnson
Secretary/Treasurer

George W. Hall, Jr.

STATE OF MAINE LINCOLN ss. September 30, 1969.

Personally appeared the above named Edmund C. Binns and Margaret M. Binns and acknowledged the above instrument to be their free act and deed.

Before me,

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

0 2 8 1 8 0
STATE OF MAINE
REAL ESTATE TRANSFER TAX
NOV 19 1969
Bureau of Taxation
PB.10856
0 1 1 0

FILE ROOM OCT 22 1969

Section 392
Parcel 84
6-3861

WARRANTY DEED

From
EDMUND C. BINNS, ET AL
To
CENTRAL MAINE POWER COMPANY

Dated September 20, 1969

STATE OF MAINE

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

Received OCTOBER 7, 1969

at 9 H., 30 M., A. M., and

recorded in Book 661 Page 156

Attest: Edna P. Whitehouse
Register.

Consideration W.A.
\$550.00 69-233-33000

check
= 611.00 R/W
2340

U.S. PATENT OFFICE	W.A. Binns
REGISTERED	771
NOTED	W.A. Binns
OK FOR FILING	W.A. Binns

69-233-33000
W.A. Binns

