

83866

Section 392
Parcel 80

FILE ROOM OCT 22 1969

MAINE DEEDS DEPARTMENT
RECORDS SECTION
VOLUME NO. V 9-3930
DATE 10/22/69
INDEXED
FILED

WARRANTY DEED

From

DONALD TIBBETTS

To

CENTRAL MAINE POWER COMPANY

Dated October 2, 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 165

Attest: Edwin M. Littlehouse
COMPTROLLER Register.

Consideration
\$ 300.00

U.S.
69-232-330-10

Check
57500

U.S.
69-232-330-10

C. M. P. (V) NOTATIONS	
RECORDED	INDEXED
FILED	SEARCHED
SERIALIZED	FILED
OCT 22 1969	
MAINE DEEDS DEPARTMENT	
TREASURY BUILDING	
PORTLAND, MAINE	
REGISTER	

4325

1.000

1.000

Section 392
Parcel 80

Know All Men My These Presents

That I, DONALD TIBBETTS, 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 of Whitefield, County of Lincoln, State of Maine, bounded and described as follows:

Being a strip 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, and extending from land now or formerly of Michael Saretzky in a general northerly direction to land now or formerly of Leimonis V. Rieksts, et al.

Said strip of land is more particularly bounded and described as follows: Northerly by land of said Rieksts; easterly by said 200-foot strip of land of the Grantee; southerly by land of said Saretzky; 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.

Said strip of land being a part of the premises conveyed to the Grantor by Wayne P. Libby, et al, by deed dated April 3, 1963 and recorded in Lincoln County Registry of Deeds in Book 629, Page 369.

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, 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.

1016 4 1969

ALAN G. PEASE
ATTORNEY AND COUNSELLOR AT LAW

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

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Gentlemen:

RE: Parcel #80

In accordance with the request of Myron Curtis as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and other applicable records as reflected by indices as they relate to the premises described in Schedule A, attached hereto, from April 15, 1941, that being the date of recording of a Warranty Deed from Peter L. King 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 owner of said premises was Donald Tibbetts 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 the premises might reveal.
3. Real estate taxes for 1969 have not been checked.

4. Donald Tibbetts acquired title by Warranty Deed of Wayne P. Libby and Shirley M. Libby, dated April 3, 1963, recorded in Lincoln County Registry of Deeds Book 629, Page 369. The records in the Lincoln County Registry of Deeds indicate that a tax lien against the said Libbys recorded in Book 583, Page 422A, was discharged at Book 609, Page 488, and that the discharge was dated more than eighteen months after the recording of the tax lien. The tax lien not being effectively discharged by a discharge recorded more than eighteen months after the recording of the lien continued to be valid and was thereafter made subject to a quit-claim deed by the Town of Whitefield to Eleata Oakes Ford, recorded at said Registry of Deeds Book 609, Page 488. A quit-claim deed should be secured from Eleata Oakes Ford covering the premises in question.

July 24, 1969

5. Donald Tibbetts' title also rests on a prior conveyance from Everett King and Ernest King, as sole heirs at law of Peter L. King and Gladys King. Other records in the Registry of Deeds indicate that Peter L. King was alive on November 5, 1960, and a Certificate of Discharge of the Inheritance Tax Lien in his estate should be secured and recorded. The date of death of Gladys King does not appear of record but if her death were within the last ten years, a Certificate of Discharge of the Inheritance Tax Lien against her estate should be recorded. No probate was found in Lincoln County of the Estate of Peter L. King, nor of the Estate of Gladys King. If either died within six years prior to this date, probate should be required to clear the title. If either died between six and twenty years prior to this date, identity of the heirs as being Everett King and Ernest King should be provided by affidavit or evidence other than the deed of the said Kings as it appears in this chain of title.

Very truly yours,


Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Donald Tibbetts.

A certain lot or parcel of land in Whitefield, County of Lincoln, State of Maine, bounded and described as follows, to wit: Beginning at a point on the Westerly side of the highway from Kings Mills, so-called, to North Whitefield, said point being one hundred (100) feet Northerly from a U.S.G.S. Marker; thence Northerly three hundred ninety (390) feet, more or less, to the line of land formerly of Paul Arthur King; thence Westerly along the Southerly line of said King sixteen hundred (1,600) feet, more or less, to the end of the field and point to be marked by an iron pin; thence Southerly on a line parallel with the aforescribed highway four hundred ninety (490) feet, more or less, to a point to be marked by an iron pin; thence Easterly on a line parallel to the Northerly line aforescribed fourteen hundred fifty (1,450) feet, more or less, to a point to be marked by an iron pin; thence Northerly on a line parallel to and one hundred fifty (150) feet distant Westerly from the said highway to a point to be marked by an iron pin; thence Easterly on a line parallel to the aforescribed Northerly line one hundred fifty (150) feet to the point of beginning.

Excepting and Reserving any lots or parcels of land heretofore conveyed out of the aforescribed parcel of land.

Meaning and intending hereby to convey and hereby conveying a part and a part only of the premises conveyed these grantors by Everett King, et als by their Deed dated August 22, 1962, recorded in the Lincoln County Registry of Deeds, Book 577, Page 346.

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 have good right to sell and convey 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 Donald Tibbetts,

and I, Beatrice R. Tibbetts, wife of the said Donald Tibbetts,

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 hand(s) and seal(s) this 1st day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

Lucas C. Emery
to *both*

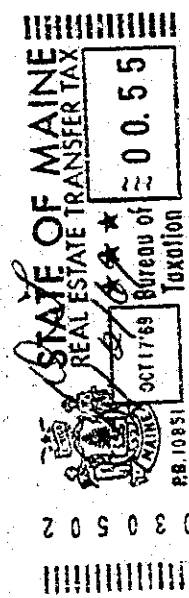


Donald Tibbetts
Beatrice Tibbetts

STATE OF MAINE LINCOLN ss. October 2 1969.

Personally appeared the above named Donald Tibbetts and acknowledged the above instrument to be his free act and deed.

Before me,



Lucas C. Emery
Justice of the Peace