

63867 Section 392
Parcel 92

REGISTRY OF DEEDS
RECEIVED
V9-2966
Wm/KSB
LEAD APPROVED
KAL FRANK RECORDS
Wm/KSB

WARRANTY DEED

From
DONALD C. TIBBETTS, ET AL
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 167

Attest: Edw. H. White Register.
COMPARED

Consideration \$100,000
69-232-330010
Check # 62343
R/M # 2313

FILE ROOM OCT 22 1969

C. M. P. O. OPERATIONS
OPER. DEPT. 608
SUBSTANCE
LEGAL DEPT.
OK AS TO FORM
TRYS DEPT.
NOTED & APPROVED
7-7-69
CLERK'S DEPT.
NOTED & APPROVED
JMB
COMP. FROM
OK FOR FILING
Wm/KSB

Deed conveyed to Central Maine Power Company
Know All Men My These Presents

10/2/69

That we, DONALD C. TIBBETTS and BEATRICE R. TIBBETTS, both 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~~ 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 Walter H. Forster, Sr., et al, in a general northeasterly direction to land now or formerly of Richard L. Weeks, et al.

Said strip of land is more particularly bounded and described as follows: on the northeast by land of the said Weeks; on the southeast by said 200-foot strip of land owned by the Grantee; on the southwest by land of the said Forster; 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 owned by the Grantee.

The above-described strip of land being a part of the premises conveyed to the Grantors by Donald Tibbetts by deed dated October 27, 1967 and recorded in Lincoln County Registry of Deeds in Book 629, Page 232.

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 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 4 1969

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-882-7482

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Gentlemen:

RE: Parcel #92

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 all as reflected by indices as they relate to the premises described in Schedule A, attached hereto, from April 26, 1941, that being the date of recording of a Warranty Deed from Arthur J. Jean 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 owners of said premises were Donald C. Tibbetts and Beatrice R. Tibbetts, as joint tenants, 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. Mortgage to Farmers Home Administration recorded in Lincoln County Registry of Deeds Book 639, Page 184.

Very truly yours,

ALAN C. PEASE

ACP:Eb

SCHEDULE A

RE: Title of Donald C. Tibbetts and Beatrice R. Tibbetts

A certain lot or parcel of land with the buildings thereon, located in Whitefield, County of Lincoln, State of Maine, bounded and described as follows to wit:-

On the North by land now or formerly of Alice Jean, formerly owned by William Douglas; on the South by land now or formerly of Gladys Tibbetts, formerly owned by John Bates; on the East by Sheepscot River and land now or formerly of Alice Jean; on the West by land now or formerly of Augustus LeClair, formerly of Michael Doyle.

Excepting and reserving from the above described premises land sold by Phil Julia and Musa Julia to Alice F. Jean by Deed dated April 23, 1947, recorded in the Lincoln County Registry of Deeds, Book 470, Page 513.

Also another lot or parcel of land situated in said Whitefield, bounded and described as follows, to wit:-
On the North by land now or formerly of Lizzie Chisam heirs; on the South by land now or formerly of John Goodwin, formerly of Willard Ware; on the East by land now or formerly of John Goodwin, formerly of Rufus Ware; on the West by land now or formerly of John Kelley, formerly of Dennis Kelley, with the right of way to pass and repass on the North line of the lot sold by Hannah St. Ledger to Everett Ware, July 24, 1852 from the above described lot, to the Town road leading by property formerly of Everett Ware.

Being the same premises conveyed to Donald Tibbetts by Phil Julia et ux by Deed dated May 19, 1947 and recorded in the Lincoln County Registry of Deeds, Book 470, Page 553. See also Deed of Phil Julia et ux to Donald Tibbetts, dated July 15, 1967 and recorded in said Registry, Book 625, Page 215.

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 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.

IN WITNESS WHEREOF, we, the said Donald C. Tibbetts and Beatrice R. Tibbetts, being husband and wife,

and

of the said

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights by the above described premises, have hereunto set our hand(s) and seal(s) this 2nd day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of

Donald C. Tibbetts
Beatrice R. Tibbetts

Donald C. Tibbetts
Beatrice R. Tibbetts



STATE OF MAINE LINCOLN

ss.

October 2 1969.

Personally appeared the above named Donald C. Tibbetts and Beatrice R. Tibbetts

and acknowledged the above instrument to be their free act and deed.

Before me,

John C. [Signature]
Justice of the Peace