

6-3868 Section 392
Parcel 96

WARRANTY DEED

From

PAUL A. VIGUE

To

CENTRAL MAINE POWER COMPANY

Dated September 30, 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 169

Attest: Edith H. Little
COMPANION Register.

FILE ROOM OCT 22 1969

Coordination
320.00

W.D.
69-232-88000

Check
57750

W.D.
79209

SEARCHED	INDEXED
SERIALIZED	FILED
OCT 22 1969	
FBI - BOSTON	

W.D.

SEARCHED *W.D.*

SERIALIZED *W.D.*

INDEXED *W.D.*

FILED *W.D.*

OCT 22 1969

FBI - BOSTON

Deeds changed to paper 12/15/69

Know All Men By These Presents

That PAUL A. VIGUE, 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 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 Robert C. Johanson, et al, in a general northeasterly direction to land now or formerly of Edward John Burke, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Burke; on the southeast by said 200-foot strip of land owned by the Grantee; on the southwest by land of said Johanson; 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 George B. O'Neil by deed dated December 19, 1961 and recorded in Lincoln County Registry of Deeds in Book 567, Page 339.

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.

AUG 19 1969

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

August 15, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #96

Gentlemen:

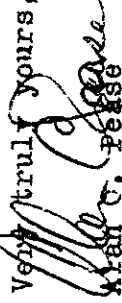
In accordance with the request of Myron Curtis contained in his letter of June 17, 1969, as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and Lincoln County Registry of Probate, as reflected by indices, from April 30, 1941, at 9:15 A.M., that being the date of recording of a deed from Edward B. Kinsella to Central Maine Power Company, to August 13, 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, Paul A. Vigue 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. Tax Lien for 1967 taxes recorded in Lincoln County Registry of Deeds Book 624, Page 347A.
5. Tax Lien for 1968 taxes recorded in said Registry Book 653, Page 101A.

This certificate assumes good and marketable title to have been in the grantee in the deed to Central Maine Power Company recorded on April 30, 1941, and referred to above.

Very truly yours,


ALAN C. PEASE

ACP:gb

SCHEDULE A

RE: Title of Paul A. Vigue
Land at Whitefield, Maine

A certain lot or parcel of land with the buildings thereon, situated in Whitefield, in the County of Lincoln and State of Maine, on the West side of the Sheepscot River, and is part of lot numbered eighteen according to a plan of survey made by James Marr, and is all that part of said lot lying Northwesterly of the part above deeded to Jared Bates in the action against him determined in the Supreme Judicial Court at Wiscasset; containing fifty-five acres, more or less. Meaning herein to convey the same premises conveyed to Michael Kelley by Daniel Donovan, and afterwards on the 8th of March 1866, conveyed by said Michael Kelley to James Kelley, the description in which deeds are made a part of this deed.

Excepting and reserving from the above described premises the pole rights conveyed to the Central Maine Power Company by Edward B. Kinsella by his deed dated July 17, 1946, and recorded in Lincoln County Registry of Deeds in Book 467, Page 459, and also the land conveyed to the Central Maine Power Company by the said Edward B. Kinsella by Warranty Deed dated April 28, 1941 and recorded in said Registry in Book 441, Page 460, but conveying herewith all rights of way reserved in said deed.

Being the same premises conveyed to Edward B. Kinsella, with the exception of the reservation reserved above, by Jane F. Kinsella by her Warranty Deed dated March 4, 1936 and recorded in Lincoln County Registry of Deeds in Book 408, Page 561. The said Edward B. Kinsella is now deceased, and the above described premises were devised to the said George B. O'Neil as by the records of the Lincoln County Probate Court will appear.

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 Paul A. Vigue, being single,

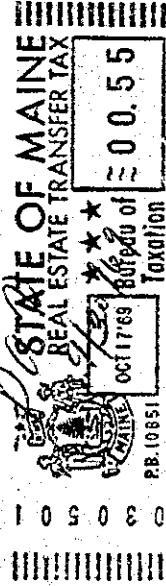
and , *of the said*

rights in this deed as Grantor, and relinquishing and conveying // rights by deed any other rights in the above described premises, have hereunto set my 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

G. E. Hall

Paul A. Vigue



STATE OF MAINE LINCOLN ss. September 30, 1969.

Personally appeared the above named Paul A. Vigue
and acknowledged the above instrument to be his free act and deed.

Before me,

John L. Emery
Justice of the Peace