

63677

Section 392
Parcel 89

WARRANTY DEED

From

RALPH L. CARTER

To

CENTRAL MAINE POWER COMPANY

Dated September 15, 1969

STATE OF MAINE

LINCOLN ss. Registry of Deeds

Received SEPTEMBER 22, 1969

at 9 H., 35 M., A. M., and

recorded in Book 661 Page 89

Attest: Edith A. Whitehouse
Register.

COMPARED

ACCOUNTING DEPT. NOTATIONS
INITIALS
VOUCHER NO. <u>9-1771</u>
LEASE RECORDED
PROPERTY RECORDS
LEDGER
REVENUE AUDIT
FPC LICENSE PROJ.
COMPTROLLER

Consideration
\$ 200.00

W.O.
69-232-330010

Check
460803 2330

C. M. P. OPERATIONS
OTHER DEPT. NOTATIONS
IN SUBSTANCE
LEADERS
PROPERTY RECORDS
LEDGER
REVENUE AUDIT
FPC LICENSE PROJ.
COMPTROLLER

FILE ROOM: OCT 1 1969

Know All Men My These Presents

That I, RALPH L. CARTER, 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 Mary Anne Kelley in a general northeasterly direction to land now or formerly of Clyde S. Fowle.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Fowle; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of the said Kelley; 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 Ralph Carter and Norman Carter by Warren E. Cunningham by deed dated March 7, 1947 and recorded in Lincoln County Registry of Deeds in Book 470, Page 434. The said Norman Carter conveyed his interest in and to said premises to the Grantor herein by deed dated May 9, 1969 and recorded in said Registry of Deeds in Book 648, Page 324.

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
207-882-7482

August 26, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #89

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 George A. Jackson 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, Ralph L. Carter 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. Possible interest of Helma Carter. In the deed of Norman Carter to Ralph Carter, dated May 9, 1969, in Lincoln County Registry of Deeds Book 648, Page 324, the statement as to the marital status of Norman Carter shows his wife to be Helma Carter. The record indicates that she did not sign the deed.
5. Deed to Central Maine Power Company from George A. Jackson, dated April 12, 1941, and recorded April 15, 1941, in Lincoln County Registry of Deeds, Book 441, Page 298 (1/3 interest).

Central Maine Power Company

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August 8, 1969

6. Deed to Central Maine Power Company from Margaret McPherson (by Guardian) dated April 15, 1941, and recorded April 30, 1941, in Lincoln County Registry of Deeds, Book 441, Page 457, (2/3 interest).

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, and referred to above.

ACP:eb

Very truly yours,



Albert C. Pease

SCHEDULE A

RE: Title of Ralph Carter
Land at Whitefield, Maine

A certain lot or parcel of land situated in Whitefield, County of Lincoln and State of Maine, and bounded on the north by a discontinued road leading from Town House Corner to Kelley's Corner, so called; on the east by the west bound of land of Central Maine Power Company; on the south by land of Ann Kelley; and on the west by land of Ann Kelley.

Meaning to convey that part of the Addie McPherson Jackson Farm, so called, west of Central Maine Power Company's Land.

TO HAVE AND TO HOLD the foregoing and bargained premises, with all the privileges and appurtenances thereof to the said Central Maine Power Company, its successors and assigns, to its 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 afore-said; 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 Ralph L. Carter, being single,

and- , of-the-said

joining in this deed as Grantor and relinquishing and conveying all rights in the above described premises, have hereunto set my hand(s) and seal(s) this 15th day of September, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in presence of



Ralph L. Carter

STATE OF MAINE LINCOLN ss. September 15, 1969.

Personally appeared the above named Ralph L. Carter and acknowledged the above instrument to be his free act and deed.

Before me,

Frank O. Quincy
Justice of the Peace

