

8.4417 Section #392
Parcel #2

WARRANTY DEED

From

STANLEY P. DALTON, ET AL

To

CENTRAL MAINE POWER COMPANY

Dated November 5, 1969

STATE OF MAINE

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

Received NOVEMBER 12, 1969

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

recorded in Book 662 Page 121

Attest: Edwin A. Litchman
COMPANED Register.

Consideration W.O.
\$2,700.00 69-239-33001

C. M. P. O. NOTARY'S OPER. DEPT. OK AS TO SUBSTANCE	LEGAL DEPT. OK AS TO FORM	TREAS. DEPT. CHECKED & APPROVED	CLERK'S DEPT. NOTED & APPROVED	COMPTROLLER NOTED	CLERK FILING
<i>[Signature]</i>		<u>777</u>	<i>[Signature]</i>	<i>[Signature]</i>	<u>WOM</u>

Check
62517

R/W
2596

FILE ROOM NOV 20 1969
9-2949
6766-b
[Handwritten notes]

Know All Men By These Presents

That we, STANLEY P. DALTON and DELIA A. DALTON, both of Wiscasset, in the County of Lincoln and State of Maine, and FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF BATH, a Maine banking corporation having its office and place of business at Bath, in the County of Sagadahoc and said State of Maine, the said First Federal Savings & Loan Association of Bath 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 ~~Wiscasset~~ Wiscasset, County of Lincoln, State of Maine, bounded and described as follows:

Being a strip of land 270 feet in width extending from land now or formerly of Albert F. Erskine, et al, at the center of the Bradford Road, so called, as now traveled, in a general northeasterly direction to land now or formerly of Lillian G. Colby.

The sidelines of said 270-foot strip of land being 85 feet distant easterly and 185 feet distant westerly measured at right angles from the Grantee's survey base line, and its projection at both ends, as now staked across the strip herein conveyed for the purpose of establishing a center line for the proposed construction of the Grantee's 34½ KV transmission line extending from Wiscasset to Orrington and presently designated as Section #392.

Said survey base line is more particularly located and described as follows: Beginning at a point in the center of said Bradford Road, said point being on the northeasterly termination of the tangent as described in deed of Albert F. Erskine, et al, to the Grantee herein to be recorded at the Lincoln County Registry of Deeds; thence extending N. 54° 30' E. to a point on the northerly sideline of said Bradford Road, said point being 620 feet, more or less, distant easterly measured along the northerly sideline of said Bradford Road from an iron pipe set in the ground at the most southwesterly corner of land of the Grantors; thence continuing N. 54° 30' E. a distance of 500 feet, more or less, to land of the said Colby.

The above-described 270-foot strip of land being a portion of the premises conveyed to the Grantors by J. Donald Harvey, Sr. by deed dated June 11, 1962 and recorded at the Lincoln County Registry of Deeds in Book 577, Page 140.

This conveyance is made subject to the right of the public to travel over, along and across said Bradford Road as the same is now laid out and legally established for public use and lies within the limits of the above-described strip of land.

There is reserved to the Grantors herein, 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.

SEP 23 1969

VERRILL DANA PHILBRICK WHITEHOUSE & PUTNAM

ATTORNEYS AT LAW

57 EXCHANGE STREET
PORTLAND, MAINE 04111

DONALD WARD PHILBRICK
ROBINSON VERRILL
BROOKS WHITEHOUSE
EDWARD FOX LANA
DONALD LOCKEY PHILBRICK
ROGER ASHURST PUTNAM
ROBERT B. WILLIAMSON, JR.
JOHN ALBERT MITCHELL
LOUIS ALFRED WOOD
LOYAL FARRAGUT SEWALL
JOHN WINTHROP PHILBRICK
JOHN LAWRENCE SULLIVAN
PETER CRIDGMAN WEBSTER
HOWARD HINKLEY DANA, JR.
CHARLES R. OESTREICHER

HARRY MIGHELS VEKRILL
1863-1964
JOHN F. SEENDEN DANA
1877-1966
LEON VALEN-TINE WALKER
8-12-1966

AREA CODE 207
774-4573

September 20, 1969

William M. Finn, Esq.
Central Maine Power Company
Nine Green Street
Augusta, Maine 04330

Dear Bill:

Re Parcel Area 8, Section 392
Wiscasset, Lincoln County

In accordance with the standards adopted by the Maine State Bar Association, we hereby certify that we have examined the record title to the premises referred to by the above parcel number, which premises are shown on a survey map furnished to this office, and as of September 9, 1969, find good record title, subject to the encumbrances listed below, in the following persons:

Record Owners: Stanley P. Delton and Delia A. Dalton,
as joint tenants.

Title Source: By warranty deed from J. Donald Harvey, Sr., dated June 11, 1962, and recorded in Lincoln County Registry of Deeds in Book 577, Page 140.


Encumbrances:

1. We have not checked payment of municipal taxes or any other municipal charges or assessments.
2. Mortgage to the First Federal Savings and Loan Association of Bath, dated September 20, 1962, and recorded in said Registry of Deeds in Book 580, Page 19.
3. Easement to Central Maine Power Company by Lincoln B. Merry, dated January 13, 1942, and recorded in said Registry of Deeds in Book 440, Page 492.
4. Easement to Central Maine Power Company by J. Donald Harvey, dated November 17, 1954, and recorded in said Registry of Deeds in Book 518, Page 149.

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5. Road widening conveyance by A. Stanley Morris to the
Inhabitants of the Town of Wiscasset, dated October 1, 1948, and
recorded in said Registry of Deeds in Book 480, Page 72. This en-
cumbrance need not concern you as it should show on the face of the
earth.

Very truly yours,



John L. Sullivan

JLS/dr

cc: G. G. Beverage
M. F. Curtis

Also excepting and reserving to the Grantors herein, their heirs and assigns, the right to cross the above-described strip of 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.

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 that we have good right to sell and convey the same to the Grantee to hold as afore-said; 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 Grantor herein, the said FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF BATH, owner of a certain mortgage dated September 20, 1962 and recorded in Lincoln County Registry of Deeds in Book 580, 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 First Federal Savings & Loan Association of Bath.

IN WITNESS WHEREOF, we, the said Stanley P. Dalton and Delia A. Dalton, being husband and wife, have hereunto set our hands and seals, and the said First Federal Savings & Loan Association of Bath has caused its corporate name to be signed and its corporate seal affixed hereto by Warren A. Higgins, its Treasurer, thereunto duly authorized, November 5, 1969.

~~joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises have herunto set hand(s) and seal(s) this 5th day of November, 1969, in the year of our Lord one thousand nine hundred and sixty-nine.~~

Signed, Sealed and Delivered
in presence of

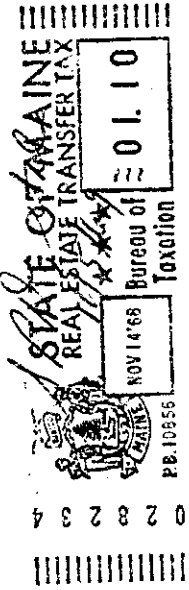
J. Robert Curtis
to
Robert Curtis



Stanley P. Dalton
Delia A. Dalton

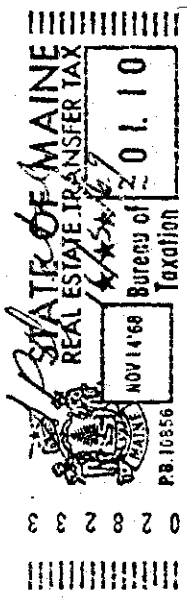
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
OF BATH

BY: *Warren A. Higgins*
Its Treasurer



STATE OF MAINE LINCOLN ss. November 5, 1969.

Personally appeared the above named Stanley P. Dalton and Delia A. Dalton and acknowledged the above instrument to be their free act and deed.



Before me,

J. Robert Curtis
Justice of the Peace

