

FILE ROOM: NOV 14 1969

E-4204 Section 392
Parcel 104

Consideration
\$ 250.00

WARRANTY DEED

From
GEORGE CARLEZON
To
CENTRAL MAINE POWER COMPANY

Dated October 28, 1969

STATE OF MAINE

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

Received OCTOBER 30, 1969

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

recorded in Book 662 Page 42

Attest: Edw. H. White
Register.

C. M. P. DEPT. NOTATIONS OPER. DEPT. OK AS TO SUBSTANCE	LEGAL DEPT. OK AS TO FORM	TREAS. DEPT. NOTES & APPROVED	CLAIMS DEPT. NOTES & APPROVED	COMPTROLLER NOTED	OK FOR FILING
<i>[Signature]</i>		<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

W. O.
69-232-320010

Check
63697

170

10-339
RECORDED
NOV 14 1969

Kenneth All Men My These Arrangements

That I, GEORGE CARLEZON, of Windsor, in the County of Kennebec 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 northwesterly of and contiguous with a two hundred (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 John Dysart, et al, in a general northeasterly direction to land now or formerly of Violet H. Richards.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Richards; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land now or formerly of the said Dysart; 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 Cecile C. Morin by quitclaim deed dated October 3, 1969, to be recorded in Lincoln County Registry of Deeds; and also by Chester Chase by quitclaim deed dated June 7, 1968 and recorded in said Registry of Deeds in Book 655, Page 330.

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
WILGASSET, MAINE 04578

207-882-7482

August 14, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

RE: Parcel #104

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 Mary E. Burns and Paul H. Burns 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, Elie L. Morin and Cecile C. Morin were the record owners, as joint tenants, 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. In the second group of Deeds furnished with the letter above referred to, his title is listed as being in the name of George Carlezon and further reference is made to his acquisition of title from Chester Chase. I find a Deed in the Registry recorded in Book 655, Page 330, a copy of which I am attaching hereto which appears to be the subject Deed. I am able to trace back to the Central Maine Power Company conveyance recorded on April 15, 1941, and from that date carry this title through to the name of Elie L. Morin and Cecile C. Morin. I also attach to this certificate a copy of the Deed from Harvey L. Langlois to said Morins, dated August 22, 1951 and recorded August 24, 1951, in said Registry, Book 494, Page 289. From this description there should be excepted the description contained in the Deed from Morin to Trofim Smak, dated October 26, 1951, recorded on October 30, 1951 in said Registry, Book 494, Page 471, a copy of which is attached also.

There is a Quitclaim Deed from the Town of Whitefield to Chester H. Chase, dated April 9, 1960 in the Lincoln

Central Maine Power Company

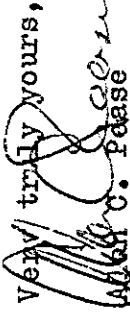
August 14, 1969

-- 2 --

County Registry of Deeds, recorded August 14, 1969 in Book 648, Page 369. This purports to convey the subject premises and bases the Town's claim on Tax Liens for 1957 and 1958. In fact the 1958 tax lien is properly discharged (tax lien recorded May 8, 1959, Book 553, Page 169A; discharged on margin on May 18, 1960). The tax lien for 1957 (recorded May 23, 1958, Book 537, Page 380; discharged on margin May 23, 1960) was discharged after the expiration of the redemption period. This discharge was ineffectual. I call your attention, however, that in my opinion the tax lien was invalid on its face. The description used describes a single parcel of land, whereas the Morins owned two separate and distinct parcels; separated not only by land of another, but by a road. I do not consider the tax lien as valid, nor do I consider any title to have been conveyed by Whitefield to Chase or Chase to Carleton.

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:jo
Enc.

Very truly yours,

William C. Chase

SCHEDULE A

RE: Title of George Carlezon, Jr.
Land at Whitefield, Maine

Two certain lots or parcel of land situated in North Whitefield, in the County of Lincoln and State of Maine, lying northerly and southerly, respectively, of the O'Neal Road, so-called, bounded and described as follows, to wit:

Parcel 1. BEGINNING at a point on the northerly side of said Road, at the corner of land now of Trofim Smak at land now of Dysart, said point lying in a general northerly direction two hundred forty-three (243) yards, more or less, from the aforementioned Road; thence in a general northerly direction by said Dysart land and by a painted line, a stone wall and fence, to Branch Brook, so-called; thence in a general northeasterly direction by said Branch Brook, to land now of Richards; thence in a general southeasterly direction by said Richards' land, a painted line and wire fence, to the extreme north corner of said Smak's land; thence in a general southwesterly direction by said Smak's land, a wire fence and painted line, three hundred sixty (360) yards, more or less, to the point of beginning.

RESERVING, HOWEVER, to the grantor, his heirs and assigns, for a period of six (6) months from the date hereof, the right to enter, cut and remove all standing timber from the above described premises.

TOGETHER WITH the right to the grantee, his heirs and assigns, to a right of way over and cross the land now of said Smak to said premises from the aforementioned road.

Parcel 2. BEGINNING at a point lying south of the aforementioned O'Neil Road and nearly opposite the above described Parcel 1, at a point marked by the intersection of the land of said Smak, a small field brook, being at land formerly of Devine, now of Dysart, said point lying one hundred eighty (180) yards, more or less, from the aforementioned Road; thence in a general southeasterly direction by land of said Dysart, and by a fence, stone wall and painted line, to a corner at other land of said Dysart; thence in a general northeasterly direction by said Dysart's line, a stone wall, fence

RE: Title of George Carlezon, Jr.
Land at Whitefield, Maine

and painted line, to land now of Richards; thence in a general northwesterly direction by said Richards' land, a painted line and fence, to the corner of land now of Smak, which point lies one hundred eighty (180) yards, more or less, southerly from the aforementioned Road and at the aforementioned field brook; thence in a general southwesterly direction by said Smak land and said brook to the point of beginning.

TOGETHER WITH the right to the grantee, his heirs and assigns, to a right of way over and across the land now of said Smak to said premises from the aforementioned Road.

Meaning and intending to convey the same premises described in deed of the Town of Whitefield. to the within grantor, recorded in Lincoln County Registry of Deeds, Book ,
Page .

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 George Carlezon,

and I, Marcia L. Carlezon, wife of the said George Carlezon,

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 27th day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

George Carlezon
Marcia L. Carlezon

STATE OF MAINE LINCOLN ss. October 27, 1969.

Personally appeared the above named George Carlezon
and acknowledged the above instrument to be his free act and deed.

Before me,

John P. Gully
Justice of the Peace

