

6-251

W.O.
64-232-330010
Convid - None

Quit-Claim Deed

CORPORATION — WITHOUT COVENANT

FROM

GARDINER SAVINGS INSTITUTION

TO

CENTRAL MAINE POWER COMPANY

Dated January 20, 1970

State of Maine,

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

Received JANUARY 26, 1970

at 8 H., 30 M., A. M., and

recorded in Book 664 Page 62

ATTEST: *Edith Whitcomb* REGISTER
COMPARED

FROM THE OFFICE OF

L.L. MARTIN, PORTLAND, ME — OFFICE FURNITURE AND SUPPLIES
TYPEWRITERS, ADDING MACHINES, FILING CABINETS, SAFES, ETC

MARTIN'S FORM NO. 47

C. M. P. CO. HOLDINGS
OPER. DEPT. <i>WMB</i>
SUBSTANCE <i>PH</i>
LEGAL DEPT.
FORM 64-232-10
TRUST DEPT. APPROVED 776
CLAIMS DEPT. APPROVED <i>XMB</i>
NOTIFIER NOTED <i>lee</i>
OK FOR FILING <i>HUM</i>

Know All Men By These Presents.

That I, FLOYD A. EDMONDS, Widower, of Whitefield, County of Lincoln and State of Maine

12/29/69

in consideration of --One dollar and other valuable considerations-----

paid by CENTRAL MAINE POWER COMPANY, a corporation duly organized and existing under the Laws of the State of Maine, with offices at Augusta, in the County of Kennebec and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby

give, grant, bargain, sell and convey unto the said CENTRAL MAINE POWER COMPANY,

its successors ~~heirs~~ and assigns forever, an undivided one-third interest in and to a certain lot or parcel of land situated in Whitefield, County of Lincoln and State of Maine, and 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 Leo H. Fox in a general northeasterly direction to land now or formerly of John Dysart, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Dysart; on the southeast by said 200-foot strip of land of the Grantee; on the southeast by land of the said Fox; 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, containing 2.4 acres, more or less.

The above described strip of land being a part of the premises conveyed to Margaret P. Edmonds by Howard Rioux by deed dated March 19, 1951, and recorded in Lincoln County Registry of Deeds in Book 493, Page 531.

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, does 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

ALAN C. PEASE
ATTORNEY AND COUNSELLOR AT LAW
THE MACRODA HOUSE
WISCASSET, MAINE 04578
107-882-7482

September 9, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Re: Parcel #102

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 11, 1941, at 11:02 A.M., that being the date of recording of a deed from Peter Field to Central Maine Power Company, to September 5, 1969, at 4:30 P.M.

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, Floyd A. Edmonds, as to a one-third interest, and Hollis Edmonds and Joanne Edmonds, as tenants in common, to a two-thirds interest, were the record owners 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. Mortgage to Gardiner Savings Institution from Margaret P. Edmonds, dated March 19, 1951, recorded in Lincoln County Registry of Deeds, Book 492, Page 557.
5. Although in the estate of Margaret P. Edmonds, Lincoln County Registry of Probate, Docket No. 203-1966, there appears a waiver of the inheritance tax, I believe that a Certificate of Discharge of Inheritance Tax Lien should be secured and recorded in the Lincoln County Registry of Deeds.

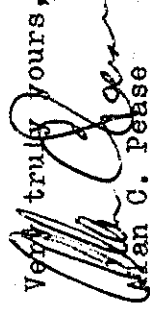
Central Maine Power Company

-2-

September 9, 1969

This certificate assumes good and marketable title to have been in the grantor in the deed to Central Maine Power Company recorded on April 11, 1941, as referred to above.

Very truly yours,



Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Margaret P. Edmonds, Heirs
Land at Whitefield, Maine

A certain lot or parcel of land with the buildings thereon situated in Whitefield, Lincoln County, Maine and bounded and described as follows, namely: north by land now or formerly of Bernard F. Devine; east by land now or formerly of Joseph Keating, south by land now or formerly of Rosanna Fox and the County Road and west by the Branch so-called; containing one hundred (100) acres more or less.

Excepting and reserving the land conveyed by Peter Field to the Central Maine Power Company by deed dated April 3, 1941 and recorded in Lincoln County Registry of Deeds in Book 441, Page 256.

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.

The Grantor is the widower of Margaret P. Edmonds; see Lincoln County Registry of Probate, Docket No. 203-1966.

We 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 heirs and assigns, to it 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 encumbrances:

that I have good right to sell and convey the same to the said 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, FLOYD A. EDMONDS, Widower,

~~joining in this deed as Grantor and relinquishing my interest therein~~
~~by descent and other rights therein have been assigned premises, have hereunto set~~

my hand and seal this **29th** day of ~~November~~ **December** in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered

Wm. C. Pease
WITNESS

Floyd A. Edmonds
FLOYD A. EDMONDS



State of Maine, } ss.
County of Lincoln }

December 29, 19 69

Personally appeared the above named

FLOYD A. EDMONDS

and acknowledged the above

instrument to be his free act and deed.

Before me,

Wm. C. Pease
Justice of the Peace

Notary Public

11392 84915

FORM 1200 MAINE
TUTBLANX REGISTERED U.S. PAT OFFICE
Tuttle Law Print Publishers, Rutland, Vt

Deeds

FLOYD A. EDMONDS

TO

CENTRAL MAINE POWER COMPANY

Dated December 29, 1969

State of Maine

LINCOLN ss. Registry of Deeds.

Received DECEMBER 30, 1969,

at 9 H., 15 M., A. M., and

recorded in Book 662 Page 435

Attest: E. A. Whitehouse
REGISTER

Alan C. Pease
~~FREASHERLLOIX~~
ATTORNEYS
BOOTHBAY HARBOR
AND
WISCASSET, MAINE

11-30-69
CAS 109170
[Signature]

FILE ROOM JAN 23 1970

C. N. P. CO. PATENTERS
ORDER NO. [Signature]
SUBJECT [Signature]
EQ. 7-19
EX. 7-19
FILE NO. [Signature]
EX. NO. [Signature]
DATE [Signature]
ORDER [Signature]
EX. NO. [Signature]

FILE
CLASS
167766
69-232-33000
12.0
1850.00
[Signature]

Parcel 103
Sub 292

Know All Men by These Presents,

That GARDINER SAVINGS INSTITUTION,

a Corporation organized and existing under the laws of the State
of Maine and located at Gardiner
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 Maine corporation having its office and principal place of business at Augusta, in the County of Kennebec and said State of Maine,

the receipt whereof it does hereby acknowledge, does hereby remise,
release, bargain, sell and convey and ~~transfer~~ Quit-Claim unto the said

Central Maine Power Company, its successors

heirs/ and assigns forever.

A certain strip of land located in the Town of Whitefield, County of Lincoln and State of Maine and more particularly 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 Leo H. Fox in a general northeasterly direction to land now or formerly of John Dysart, et al.

Said strip of land is more particularly bounded and described as follows: On the northeast by land of the said Dysart; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of the said Fox; 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, containing 2.4 acres, more or less.

The above-described strip of land being a part of the premises conveyed to Margaret P. Edmonds by Howard Ricoux by deed dated March 19, 1951, and recorded in Lincoln County Registry of Deeds in Book 493, Page 531, and being the same premises described in a mortgage from Margaret P. Edmonds to the Grantor herein dated March 19, 1951 and recorded in said Registry of Deeds in Book 492, Page 557.

Do have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to it, the said

Central Maine Power Company, its successors ~~Heirs~~ and Assigns forever.

In Witness Whereof, the said Gardiner Savings Institution

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert B. Davis, its Treasurer thereunto duly authorized, this 20th day of January in the year one thousand nine hundred and seventy.

Signed, Sealed and Delivered
in presence of

John C. Emery

GARDINER SAVINGS INSTITUTION

By Robert B. Davis
Its TREASURER

(CORPORATE SEAL)

State of Maine, KENNEBEC ss. January 20, 1970 .

Personally appeared the above named Robert B. Davis, Treasurer

of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

John C. Emery
Justice of the Peace