

Section 392
Parcel 94

L. 4210

FILE ROOM: NOV 14 1969

WARRANTY DEED

From

CHARLES EDWARD TIBBETTS

To

CENTRAL MAINE POWER COMPANY

Dated October 21, 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 52

Attest: Edw. H. Whitehouse
Register.

COMPARED

Consideration W.O.
\$350.00

69-232-330010

Check
64641

1/0

C. M. P. CO. HOLDINGS OPER. DEPT. CK AS TO SUBSTANCE	TREAS. DEPT. NOTED & APPROVED	CLAIMS DEPT. NOTED & APPROVED	COMPTROLLER NOTED	OK FOR FILING
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

10-15-69
C. E. Tibbets
[Signature]

Know All Men By These Presents

That I, CHARLES EDWARD TIBBETTS, 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 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 Richard L. Weeks, et al, in a general northeasterly direction to land now or formerly of Robert C. Johanson, et al.

Said strip is more particularly bounded and described as follows: On the north-east by land of the said Johanson; on the southeast by said 200-foot strip of land of the Grantee; on the southwest by land of said Weeks; 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 Charles R. King by deed dated November 11, 1918 and recorded in Lincoln County Registry of Deeds in Book 269, Page 353.

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.

JUL 4 1969

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

July 24, 1969

Central Maine Power Company
9 Green Street
Augusta, Maine

Gentlemen:

RE: Parcel #94

In accordance with the request of Myron Curtis as modified by Leon Emery by telephone, I have examined the records of the Lincoln County Registry of Deeds and other applicable records all as reflected by indices as they relate to the premises described in Schedule A, attached hereto, from April 26, 1941, that being the date of recording of a Warranty Deed from Charles Edward Tibbetts to Central Maine Power Company, to July 21, 1969, at 4:30 P.M.

I certify that on the last mentioned date and time, the record owner of said premises was Charles Edward Tibbetts in fee simple with good and marketable title thereto, free and clear of all encumbrances, with the following exceptions:

1. Any bankruptcy proceeding and any and all provisions of 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.

Very truly yours,


Alan C. Pease

ACP:gb

SCHEDULE A

RE: Title of Charles Edward Tibbetts

A certain lot or parcel of land with the buildings thereon, situate in Whitefield, County of Lincoln and State of Maine and bounded as follows, "to wit", beginning at the Eastern Branch of Eastern River so called at the hemlock tree marked for a corner & being the corner of Lizzie Chisam's land formerly of Mark Finn, thence Southeasterly on the line dividing said Lizzie Chisam's land to the land now conveyed to a stake and stones sixty-nine rods from Sheepscot River, thence North East five rods to a stake and stones, thence Southeasterly sixty-nine rods to Sheepscot River, thence Southerly by said River as said River runs to land formerly of James A. Molloy, now of Lizzie Chisam, thence North and Westerly on the line dividing the land of said Lizzie Chisam and the land now conveyed to the Eastern Branch above mentioned to a birch stump in said Branch; thence Northeasterly by said Branch as said Branch is formed to the bounds first mentioned, containing seventy (70) acres more or less. Being the same premises conveyed to me by Albert H. King, Martin L. King and Hattie J. King, Heirs of Rice King, by deed dated October 20th., 1873 and recorded with Lincoln County Deeds, Book 249, page 220.

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 Charles Edward Tibbetts,

and I, Gladys G. Tibbetts

of the said Charles Edward Tibbetts

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 21st day of October, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered
in presence of

Leav C. Carney

Charles Edward Tibbetts
Gladys G. Tibbetts

STATE OF MAINE

LINCOLN

ss.

1969.

Personally appeared the above named

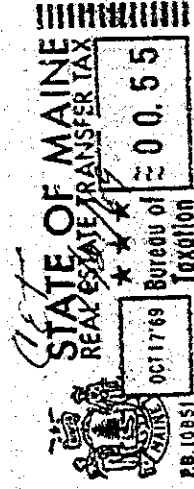
Charles Edward Tibbetts

and acknowledged the above instrument to be

his free act and deed.

Before me,

030419



Leav C. Carney
Justice of the Peace