

Section 204 - Parcel 15 ⁸⁷⁸
¹⁵

WARRANTY DEED

From

ROBERT S. BARNES

To

CENTRAL MAINE POWER COMPANY

Dated March 24, 19 64

C. M. P. CO.
BOX NO. 32
INVE. NO. 8
DOC. NO. 15

STATE OF MAINE

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

Received APRIL 2, 1964

at 10 H., 10 M., A. M., and

recorded in Book 598 Page 299

Attest: Edith H. Whitehouse
COMPARED Register.

J.R.C.

C. M. P. CO. NOTATIONS
OPER. DEPT. [Signature]
OK AS TO SUBSTANCE
LEGAL DEPT. [Signature]
OK AS TO FORM
TREAS. DEPT. [Signature]
NOTED & APPROVED
CLAIMS DEPT. [Signature]
NOTED & APPROVED
ALLOTTOR [Signature]
NOTED [Signature]
PLANS [Signature]
RECORDED [Signature]
OK FOR [Signature]

100 63-470-3300 OK 67138 PPO 46717-130-2

Uo #

3/24/64
2-1602
7/5/1964
298 2/29/64
dict. 204

Know All Men By These Presents

That ROBERT S. BARNES of Wiscasset, County of Lincoln, State of Maine, and DEPOSITORS TRUST COMPANY, a Maine banking corporation having its principal office at Augusta, County of Kennebec, State of Maine, the said Depositors Trust Company 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 (~~xxx~~) of Wiscasset, County of Lincoln, State of Maine, bounded and described as follows:

Being a strip of land 75 feet in width extending from land of Graydon F. Foye on the southwest in a northeasterly direction to land of Charles S. Barnes, et al on the northeast.

Said strip is bounded northwesterly by the southeasterly line of a strip of land 200 feet in width conveyed to the Grantee by Alfred L. Groves by deed dated February 4, 1941 and recorded in Lincoln County Registry of Deeds in Book 441, Page 70; and southeasterly by a line parallel with and 75 feet distant southeasterly from the southeasterly line of said 200-foot strip.

The above described 75-foot strip being a portion of the premises conveyed to the Grantor by Roy G. Fairfield by deed dated December 12, 1952 and recorded in said Registry of Deeds in Book 506, Page 336.

The Grantor herein, the said Depositors Trust Company, owner of two mortgages dated September 30, 1960 and September 25, 1961 and recorded in said Registry of Deeds in Book 562, Page 233 and Book 562, Page 469, respectively, hereby joins in this conveyance for the purpose of releasing any right, title and interest it may have by virtue of said mortgages in and to the above described 75-foot strip and no more. The warranties hereinafter set forth shall not be deemed to be those of the said Depositors Trust Company.

All standing wood and timber located on the premises hereby conveyed is reserved to the Grantor, his heirs and assigns, for a period of ten (10) years from the date hereof; together with the right to enter on said premises at any time or times within said 10-year period for the purpose of cutting and removing said standing wood and timber; provided, however, such cutting and removing shall not in any way interfere with the prior right of the Grantee, its successors and assigns, to use said premises in such manner as it or they may desire. The right of the Grantor, his heirs and assigns, to cut and remove said standing wood and timber is subject to the prior right of the Grantee, its successors and assigns, at any time or from time to time 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. The Grantor, his heirs and assigns, shall be entitled to any salvage of the wood and timber cut by the Grantee, its successors and assigns, and/or its contractors, for a period of one (1) year from the date said premises or any part thereof shall first be cleared.

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.

DAVID B. SOULE
ATTORNEY AND COUNSELLOR AT LAW
WISCASSET, MAINE
TELEPHONE 882-5511

January 28, 1964

Central Maine Power Company
9 Green Street
Augusta, Maine

Attention Mr. Charles I. Perley

Act. 204-Parcel #15

Gentlemen:

In accordance with a request received from Bernard Jameson of your company, and in accordance with the Standards adopted by the Maine State Bar Association, I hereby certify that I have examined, or caused to be examined, records in the Registry of Deeds and Registry of Probate, Lincoln County and State of Maine, and all instruments of record therein as reflected by indices, affecting the title of the premises described in deed of Roy G. Fairfield to Robert S. Barnes, dated December 12, 1952 and recorded in Book 506, Page 336, Lincoln County Registry of Deeds, from February 3, 1941 to date.

I further certify that on January 28, 1964, Robert S. Barnes was the record owner of said premises, 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 premises might reveal.
3. 1963 taxes, in the amount of \$88.00, are unpaid.
4. Deed of Alfred L. Groves to Central Maine Power Company dated February 4, 1941 and recorded in Book 441, Page 70, Lincoln County Registry of Deeds.
5. Mortgage deed of Robert S. Barnes to Depositors Trust Company dated September 30, 1960 and recorded in Book 562, Page 233, Lincoln County Registry of Deeds. Not discharged of record.
6. Mortgage deed of Robert S. Barnes to Depositors Trust Company dated September 25, 1961 and recorded in Book 562, Page 469, Lincoln County Registry of Deeds. Not discharged of record.

Respectfully submitted,

David B. Soule
David B. Soule

DBS/cmp

