

4525

*Return to M. P. 12/10/67
Return to M. P. 12/11/67*

Know All Men By These Presents

1/1-2-2-2-2-2

That we, KENNETH SEIGERS and FLORENCE M. SEIGERS, both of Woolwich, in the County of Sagadahoc and State of Maine,

*1/1-2-2-2-2-2
10-9-124
82206*

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 ~~Woolwich~~ ^{Sagadahoc}, County of Sagadahoc State of Maine, bounded and described as follows:

Beginning at the center of the Old County Road at the bridge over Montsweag Brook, so called, said brook being the town line between Woolwich and Wiscasset; thence westerly along the approximate center of said Old County Road a distance of 490 feet, more or less, to the dividing line as indicated by a fence between land of the Grantors and land now or formerly of J. Gould Bailey; thence northwesterly along said fence and dividing line a distance of 45 feet, more or less, to a point; thence N. 29° 07' W. a distance of 2040 feet, more or less, across land of the Grantors to end across the Mountain Road, so called, to a stone wall and land now or formerly of Fernald Bailey; thence N. 26° 43' E. along the dividing line between land of the Grantors and land of the said Fernald Bailey, as indicated by said stone wall, a distance of 447 feet, more or less, to a wire fence at land now or formerly of Joyce L. Gagnon; thence S. 51° 19' E. along said fence and land of said Gagnon 330 feet, more or less, to said Mountain Road; thence crossing said road to a point which is 500 feet easterly measured at right angles to the westerly sideline aforementioned; thence S. 29° 07' E. across land of the Grantors a distance of 1980 feet, more or less, to the bridge and the Old County Road at the point of beginning.

The above-described parcel being a part of the premises conveyed to the Grantors by Glen C. Goding and Ida V. Goding by deed dated October 21, 1949 and recorded in Sagadahoc County Registry of Deeds in Book 268, Page 399.

This conveyance is made subject to the right of the public to travel over, along and across said Old County Road and Mountain Road as the same are now laid out and legally established for public use and lie within the limits of the above-described parcel of land.

All standing wood and timber located on the premises hereby conveyed is reserved to the Grantors, their 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 Grantors, their 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 Grantors, their 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 also reserved to the Grantors, 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.

Also excepting and reserving to the Grantors herein, their heirs and assigns, the right to cross the above-described parcel 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 parcel in connection with carrying on its business as a public utility.

TO HAVE AND TO HOLD the aforementioned 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 we have good right to sell and convey the same to the Grantee to hold as aforesaid; 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.

IN WITNESS WHEREOF, we, the said Kenneth Seigers and Florence M. Seigers, being husband and wife,

AND

IN THE PRESENCE OF

Joseph M. Keene, Clerk of the Court, and a Justice of the Peace, have hereunto set our hand (s) and seal (s) this 27 day of November, in the year of our Lord one thousand nine hundred and sixty-seven.

Signed, Sealed and Delivered
in presence of

Joseph M. Keene
Joseph M. Keene

Kenneth Seigers
Florence M. Seigers

STATE OF MAINE SACATAHOC

SS.

November 27th 1967

Personally appeared the above named Kenneth Seigers and Florence M. Seigers and acknowledged the above instrument to be their free act and deed.



Before me,

Charlton Wesley Keene
Justice of the Peace

SACATAHOC, SS.
RECEIVED NOV 29 1967 9 H.20M. A.M.
and recorded from the original

PEASE & ELLIOTT
ATTORNEYS AND COUNSELLORS AT LAW

ALAN G. PEASE
RICHARD W. ELLIOTT

THE MACURDA HOUSE
WISCASSET, MAINE 04578
207-882-7482

MCKOWN STREET
BOOTHBAY HARBOR, MAINE 04538
207-633-3115

PLEASE REPLY TO:
Wiscasset

In accordance with the Standards adopted by the Maine State Bar Association and resting on Warranty Deed dated September 30, 1922 and recorded in the Sagadahoc County Registry of Deeds, Book 155, Page 27, I hereby certify that I have examined records in the Registry of Deeds and the Probate Court within and for said County and State of Maine, and all instruments of record therein as reflected by indices, affecting the title of the premises described in Schedule A attached hereto.

I hereby certify that on October 23, 1967 at 4:30 P.M. Kenneth Seigers and Florence M. Seigers as joint tenants were record owners of said premises 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 premises might reveal.
3. Several Tax Liens in favor of Town of Woolwich, said tax liens filed for nonpayment of real estate taxes by Glen C. Goding and Ida V. Goding, and Kenneth Seigers and Florence M. Seigers. (Quitclaim Deed required from Town of Woolwich covering all claims to date.)
4. Easement to Central Maine Power Co. (from Percy Bailey dated December 2, 1932 and recorded in said Registry of Deeds, Book 178, Page 316. No investigation of the property itself has been made, thus it is not known whether this easement encumbers the property in question.
5. Easement to Central Maine Power Company (Montsweag,

riparian) from J. Gould Bailey and Marion D. Bailey, and Glen C. Goding and Ida V. Goding, dated November 28, 1941 and recorded in said Registry of Deeds, Book 225, Page 217.

6. Right of way reserved by J. Gould Bailey and Marion D. Bailey in Deed to Glen C. Goding and Ida V. Goding, dated March 25, 1943 and recorded in said Registry of Deeds, Book 254, Page 91. (Noted on Schedule A.)

There are no outstanding assessments and no attachments as of the aforementioned date, other than Tax Liens above noted.

Dated: October 24, 1967


Glen C. Pease
Attorney-at-Law

SCHEDULE A

RE: Title Opinion - Kenneth Seigers and Florence M. Seigers

A certain lot or parcel of land with the buildings thereon situated in Woolwich, County of Sagadahoc, State of Maine, bounded and described as follows, to wit: Bounded on the North by land of Fred G. Grover; on the East by Montsweag Stream from the land of Fred G. Grover to the Old County Road, and thence by said Old County Road to other land of J. Gould Bailey; on the South by other land of J. Gould Bailey; on the West by woodland of the said J. Gould Bailey (said woodland formerly being a part of the Lee Hurd Farm, so-called, and is separated from the part conveyed in the Deed of J. Gould Bailey and Marion D. Bailey to Glen C. Goding and Ida V. Goding, dated March 25, 1943 and recorded in the Sagadahoc County Registry of Deeds, Book 254, Page 91, by a stone wall part of the way and a wire fence the remainder, and being at the present time the dividing line between the field and woodland). Excepting and reserving, however, the right of way reserved by J. Gould Bailey and Marion D. Bailey in their Warranty Deed to Glen C. Goding and Ida V. Goding to which reference is made above.

Being the same premises as conveyed by Glen C. Goding et al to Kenneth Seigers and Florence M. Seigers by deed dated October 21, 1949 and recorded in Sagadahoc County Registry of Deeds, Book 268, Page 599.

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ATTORNEYS AND COUNSELLORS AT LAW

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PLEASE REPLY TO:
Wiscasset
October 26, 1967

S. B. Brewster, Esquire
Cumberland Securities Corporation
c/o Central Maine Power Co.
Augusta, Maine

RE: Yankee Atomic Power Plant
my Commission Right of Way and Montsweat Storage

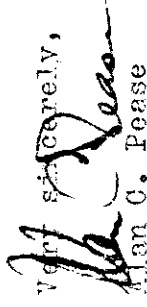
Dear Sirs:

Supplementing my Title Opinion of October 24, 1967, I call to your attention that there is now an attachment on all property of Kenneth Seigers located in Sagadahoc County. The attachment is in favor of Frank Greenleaf. This has been called to my attention by my associate Mr. Elliott, who represents Mr. Greenleaf.

This attachment is shown also in the enclosed Title Opinion concerning the Seigers property for Montsweat Water Storage.

I am advised that the amount due on the claim with all costs to date included is \$61.11. I can have a Discharge of Attachment ready to date for the closing.

ACP:fo
Enc. Gerold Beverage
cc. Gerroll Keene

Very sincerely,

Alan G. Pease

Section #377
Parcel # 15

Bill \$ 6.00

WARRANTY DEED

From

KENNETH SEIGERS, ET AL

To

Central Maine Power Company
611 Main Street
Bangor, Maine

CENTRAL MAINE POWER COMPANY

Dated November 24th, 1967

STATE OF MAINE

SAGADAHOC ss. Registry of Deeds

Received NOV 29 1967, 19

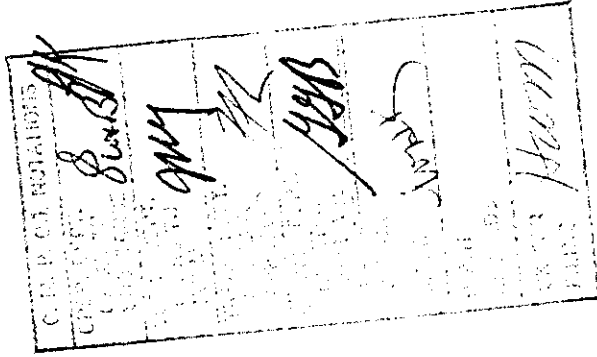
at 7 H. 20 - M., a. M., an

recorded in Book 357 Page 874

Attest: Harriet C. Stevens
Register.

W9-66-199-330010
\$5000-

120 200 400 600



COMPARED

