

Know All Men By These Presents

Us.  
11-22-67  
# 3/11/96  
Sect. 64  
Deed 27  
1-12/65

That I, JOSEPH DESLAURIERS GARGN of Lewiston, County of Androscoggin, 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 (city) of Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

Beginning at an iron pin set in the ground in the dividing line between land of the Grantor and land of the Grantee, said point being the most westerly corner land of the Grantee; thence in a southeasterly direction along the dividing line between land of the Grantor and land of the Grantee 1,800 feet, more or less, to land now or formerly of George Bradstreet; thence in a southwesterly direction along the dividing line between said Bradstreet and the Grantor 100 feet, more or less, to the most southerly corner of land of the Grantor; thence in a northwesterly direction along the dividing line between land of said Bradstreet, land now or formerly of Maurice Cote and land of the Grantor, a distance of 1,665 feet, more or less, to a point on the southerly side line of the Grantee's transmission line location designated as Section #64 as now constructed; thence extending in a general northwesterly direction along the southerly side line of said transmission line location a distance of 135 feet, more or less, to land now or formerly of Mad. Hinkley; thence extending in a general northeasterly direction along land of said Hinkley a distance of 150 feet, more or less, to the point of beginning.

Also conveying all my rights, title and interests to a certain parcel of land located northeasterly of the above-described strip of land. Said parcel of land was conveyed to Central Securities Corporation by Chester H. Brewer by deed dated January 30, 1931 and recorded in Androscoggin County Registry of Deeds, Book 407, Page 678. Said Central Securities Corporation conveyed said parcel of land to Central Maine Power Company by deed dated July 24, 1931 and recorded in said Registry, Book 412, Page 512.

The above-described parcel of land being a portion of the premises conveyed to the Grantor by Agnes B. Paradis and Neva M. Patrick by deed dated October 13, 1945 and recorded in Androscoggin County Registry of Deeds in Book 565, Page 19.

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.

SEP 28 1965

LAW OFFICES  
SKELTON, TAINOR & ABBOTT  
SKELTON & TAINOR  
465 MAIN STREET  
LEWISTON, MAINE

September 20, 1965

Central Maine Power Company  
Nine Green Street  
Augusta, Maine

Gentlemen:

We have examined the title to the parcel of land situated in Lewiston, standing in the name of Joseph Deslauriers Caron described as the third parcel of land in a deed given to said Caron by Agnes B. Paradis and Nava M. Patrick dated October 13, 1945, recorded in the Androscoggin County Registry of Deeds, Book 565, Page 19, and find good and marketable title vested in said Caron.

The description of said third parcel indicates that the premises are already subject to rights and easements owned by Central Maine Power Company and your plan showing the proposed location of the new easement shows a 340 foot strip of land running from northwest to southeast across said third parcel presently owned by Central Maine Power Company. Going back through the Caron chain of title we came to the deed from Chester H. Brewer to Central Securities Corporation dated January 30, 1931, recorded in the Androscoggin County Registry of Deeds, Book 407.

9/20/65

Page 678, which describes a thirteen acre strip of land 340 feet in width. We assume this is the parcel shown as being owned by Central Maine Power Company on the above referred to plan. Prior to the deed to Central Securities Corporation from Brewer, Brewer gave a mortgage of the above said third parcel and other parcels to Dorcas Knowlton, Henry H. True and Harvey H. True dated July 12, 1929 and recorded on January 9, 1931 in said Registry, Book 407, Page 579. This mortgage was assigned by the mortgagees to Arthur E. Coburn by instrument dated December, 1933 and recorded in said Registry, Book 399, Page 494. Coburn ultimately foreclosed this mortgage by peaceable entry on July 30, 1934, a copy of which certificate is recorded in said Registry, Book 436, Page 568. Coburn sold to the above said Paradis and Patrick in 1937. Thus it is obvious that when Brewer deeded to Central Securities Corporation on January 30, 1931, the premises were already subject to the prior mortgage which was subsequently foreclosed. Thus, Central Securities Corporation appears to have no record title to this 340 foot strip of land. You may wish to let the sleeping dog lie but we thought we would bring this to your attention in any case.

One redeeming feature is the fact that the said Chester H. Brewer gave an easement to Central Maine Power Company presumably over the same tract of land which easement is dated August 30, 1929 and recorded on November 23, 1929 in said Registry, Book 397, Page 397.

Central Main Power Company

9/20/63

This easement was given and recorded prior to the above said mortgage and thus, even though the deed to Central Securities may not be good, the easement is valid.

Very truly yours,

SKELTON, TAINTOR & ABBOTT

By William B. Skelton, II

WBSII/J

I further certify that the above described land is the land shown on the plat in the name of the undersigned and that the same is the same as the land described in the above title thereto, free and clear of all encumbrances, except as otherwise indicated.

G. Brown to Central Main  
in Knox Register

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.

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.

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 Joseph Deslauriers Caron

and Simone L. Caron, wife of the said Joseph Deslauriers Caron

joining in this deed as Grantor, and relinquishing and conveying her rights by descent and all other rights in the above described premises, have hereunto set our hand(s) and seal(s) this 2 day of Dec. in the year of our Lord one thousand nine hundred and sixty-five.

Signed, Sealed and Delivered in presence of

J. Ronald Barrios  
for both

Joseph Deslauriers Caron  
Simonne L. Caron

STATE OF MAINE

Androscogginss.

Rec. 2 1965

Personally appeared the above named Joseph Deslauriers Caron and acknowledged the above instrument to be his free act and deed.

Before me,

790 JRS  
Notary Seal

ANDROSCOGGIN, SS.

RECEIVED JAN - 6 1965 9:45 A.M.  
and recorded from the original

J. Ronald Barrios  
Justice of the Peace

1610-65-73-50010  
Section #64--Parcel #19 42

# WARRANTY DEED

From

JOSEPH DESLAURIERS GARON

To

CENTRAL MAINE POWER COMPANY

Dated December 2, 1965

STATE OF MAINE

ANDROSCOGGIN ss. Registry of Deeds

Received JAN-6-1966

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

recorded in Book BOOK 953 PAGE 218

Attest: *Levin A. [Signature]*  
Register.

JRC

COMPARED

65-73 5-0010 696 39237

*Steel Cabinet*  
C. M. P. CO  
EX NO. 5  
VE. NO. 15  
AC. NO. 19

RECORDED	INDEXED
FILED	SEARCHED
NOTED	SERIALIZED
APPROVED	FILED
DATE	BY
12/2/65	3/15/66
<i>[Signatures]</i>	

RECORDED  
INDEXED  
FILED  
SEARCHED  
SERIALIZED