

# MAINE STATE LEGISLATURE

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# ONE HUNDRED AND FIRST LEGISLATURE

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**Legislative Document**

**No. 836**

H. P. 601

House of Representatives, January 30, 1963

Referred to Committee on Legal Affairs. Sent up for concurrence and ordered printed.

HARVEY R. PEASE, Clerk

Presented by Mr. Foster of Mechanic Falls.

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## STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED  
SIXTY-THREE

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### **AN ACT Releasing Interest of State in Certain Land in Poland, Androscoggin County.**

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Be it enacted by the People of the State of Maine, as follows:

**Sec. 1. State releasing interest.** The State of Maine hereby releases and grants any interest it may have to the grantees, their heirs and assigns claiming under an administrator's deed from Edna V. Pollard, Administratrix of the estate of Edward C. Pollard dated July 19, 1932, and recorded in the Androscoggin County Registry of Deeds, Book 284, Page 573; more particularly any interest it may have by virtue of the failure of Edna V. Pollard, as widow of the said Edward C. Pollard, to convey her interest as said widow in and to three certain lots or parcels of land bounded and described as follows, viz:

(1) The lot or parcel of land with the buildings thereon, commonly known as the Pierce Place and lying on both sides of the Grand Trunk Railroad in the angle made by the road leading from Mark Haskell's to Harris Hill and the road leading from the East Poland Post Office to the Richard C. Lane Place, containing 25 acres, more or less, and being the same premises described in quit-claim deed of Alice Warren to Edward C. Pollard, June 10, 1912, and recorded in the Androscoggin Registry of Deeds, Book 234, Page 436.

(2) Beginning at the southwest corner of lot #75 in first division of lots in said Poland; thence easterly on the end line of said lot to the Town road leading to the County Road near what was formerly known as Isaac Downing's to the C. H. Cobb place; thence Easterly on said road to what was formerly known as the Atlantic and St. Lawrence Railroad; thence Northwesterly on said railroad to the side of said lot #75 and to the bound first named; containing 10 acres, more or less; and

(3) A piece or parcel formerly known as the Elbridge Record place, bounded on the south by road from Isaac Downing's to C. H. Cobb place; on the southeast by land of Richard Lane; on the Northwesterly by land of one Benjamin Cobb; being the same (2 and 3) conveyed by Fernald O. Everett to Edward C. Pollard, June 3, 1912, and recorded in said Registry, Book 242, Page 330.

**Sec. 2. Recording.** A copy of this act, duly certified by the Secretary of State, shall be recorded in the Androscoggin County Registry of Deeds by the Attorney General when it become effective.

### STATEMENT OF FACTS

Edward C. Pollard disappeared in 1918. In 1930, his wife, Edna V. Pollard, probated his estate. On July 19, 1932, under license from the probate court, Mrs. Pollard conveyed property to Frank A. Pitts, Book 284, Page 573. Mrs. Pollard failed to make any conveyance of her own individual one-third interest as surviving widow and thus retained legal title to this interest. Upon the decease of Mrs. Pollard, without heirs, her title vested in the State of Maine by escheat. Pitts gave a warranty deed of the locus to James H. Garnett, September 4, 1935, Book 448, Page 484.

After the conveyance to James H. Garnett the property has been sold by lots so that it is now owned by several people. In order to learn their identity it would be necessary to do a long and involved title search. This one act will obviate much time-consuming work and accomplish the same purpose as separate deeds to each present owner.