

**QUITCLAIM DEED WITH COVENANT**

**New River-Franklin, Ltd.**, an Alabama limited partnership, for consideration paid, grants to **Rene Bernard, Inc.**, a Canadian corporation with a mailing address of P.O. Box 40, Jackman, Maine 04945, with quitclaim covenant, certain lots or parcels of land, together with any improvements thereon, located in **Dixfield, Oxford County, Maine**, being described in Exhibit A attached hereto. For Grantor's source of title, reference may be had to the deed from United Timber Corp. dated December 30, 1998 and recorded in the Oxford County Registry of Deeds in Book 2653, Page 185.

In witness whereof, said New River-Franklin, Ltd. has caused this instrument to be signed and sealed by Oban, Inc., its duly authorized general partner, this 9<sup>th</sup> day of Nov., 1999.

Witness:

**New River-Franklin, Ltd.**  
By: Oban, Inc., its general partner

Melanie Kimmel

By [Signature]  
Its \_\_\_\_\_

TURNER WHITE  
Print or type name as signed

MAINE REAL ESTATE  
TRANSFER TAX DEED

STATE OF ALABAMA

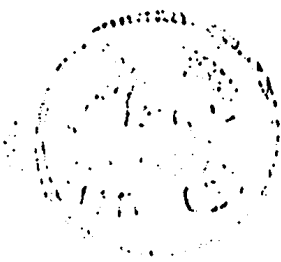
Jackson County

November 9, 1999

Personally appeared the above named Turner O. White, VICE PRESIDENT of Oban, Inc., and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation in its said capacity and of said limited partnership.

[Signature]  
Notary Public

Lynn Lannes Parks  
Print or type name as signed  
Commission expires: 10-01-01



**Exhibit A**

A certain lot or parcel of land located in the Town of Dixfield, County of Oxford, State of Maine, containing sixty-nine (69) acres, more or less, being Dixfield Lot #14 on the land records of Timberlands, Inc. and being all and the same premises conveyed to Timberlands, Inc. by Chester C. Grover by deed dated March 29, 1968 and recorded in the Oxford County Registry of Deeds in Book 670, Page 31.

Excepting and reserving an easement for water rights and being the same easement conveyed to Timothy Richards by Timberlands, Inc. by deed dated October 4, 1974 and recorded in the Oxford County Registry of Deeds in Book 837, Page 207.

Further subject to the following:

- a. Easement from Woodtek to Central Maine Power Company and New England Telephone dated August 18, 1994 and recorded in the Oxford County Registry of Deeds in Book 2153, Page 342.
- b. Easement from Highland Lumber Co. to Central Maine Power Company dated February 6, 1991 and recorded in Book 1785, Page 111.
- c. Easement from Highland Lumber Co. to New England Telephone dated September 1, 1992 and recorded in Book 1942, Page 118.

Being Parcel No. 99 in the deed from United Timber Corp. to New River-Franklin, Ltd., dated December 30, 1998 and recorded in the Oxford County Registry of Deeds in Book 2653, Page 185.

**RECEIVED**  
RECORDED REGISTRY OF DEEDS

1999 NOV 22 AM 10: 14

OXFORD COUNTY

*Jane C. Rich.*