

WARRANTY DEED

KEVIN D. MCLEAN, of P. O. Box 52, East Dixfield, ME 04227; and
LAURA MURRAY, of P. O. Box 132, Weld, ME 04285,

FOR CONSIDERATION PAID, grant to BOULDER RIDGE LLC, a Maine
Limited Liability Company, with a mailing address of P. O. Box
638, Rumford, ME 04276,

with WARRANTY COVENANTS, the land in WELD, FRANKLIN County, State
of MAINE, to wit,

A certain lot or parcel of land, together with the buildings and
improvements thereon, situated in the Town of WELD, County of
FRANKLIN, State of MAINE, on the northerly side of the Old County
Road, so-called, running from the westerly side of West Side
Road, and more particularly bounded and described as follows:

BEGINNING at an iron pin set on the northerly side of said Old
County Road, so-called, and at the southeasterly corner of land
conveyed to Robert J. Manning and Marilyn Manning, and John M.
Manning and Shari L. Manning, by Douglas D. Geis and Donna B.
Berry, by their warranty deed dated August 20, 1999, and recorded
in the Franklin County Registry of Deeds on August 23, 1999, in
Book 1871, at Pages 271 and 272;

THENCE North 25 Degrees 41 Minutes 21 Seconds West, along the
easterly line of land of Manning, a distance of 300 FEET, more or
less, to an iron pin set for a corner;

THENCE North 75 Degrees 27 Minutes 50 Seconds West, along the
northerly line of land of Manning, a distance of 821.12 FEET,
more or less, to an iron pin set on the easterly line of land of
the State of Maine, as described in a deed recorded in the Frank-
lin County Registry of Deeds, in Book 608, at Page 103;

THENCE North 06 Degrees 37 Minutes 08 Seconds West, along a stone
wall and the easterly line of land of the State of Maine, a
distance of 851.16 FEET, more or less, to a wood post found at a
corner of land now or formerly of Timberlands, Inc., as described
in a deed recorded in the Franklin County Registry of Deeds, in
Book 609, at Page 203;

THENCE approximately North 78 Degrees East, along the southerly
line of land now or formerly of Timberlands, Inc., marked by a
stone wall for part of the way, a distance of 1120 FEET, more or
less, to a corner in said stone wall;

THENCE South 38 Degrees 21 Minutes 16 Seconds East, continuing
along said stone wall, a distance of 65.85 FEET, more or less, to
another corner in said stone wall;

Maine Real Estate
Transfer Tax Paid

WARRANTY DEED
McLean and Murray to
Page 2.

THENCE South 06 Degrees 37 Minutes East, along said stone wall and a westerly line of land formerly of Welch, now of Berry, a distance of 1277.10 FEET, more or less, to an iron pin set at the northwesterly corner of land now or formerly of Wilhelmina Hutchinson, as described in a deed recorded in the Franklin County Registry of Deeds, in Book 310, at Page 153;

THENCE continuing South 06 Degrees 58 Minutes 37 Seconds East, along the westerly line of said Hutchinson land, continuing along said stone wall, a distance of 100 FEET, more or less, to a corner in said stone wall and the southwesterly corner of said Hutchinson land and on the northerly side of said Old County Road, so-called;

THENCE turning and continuing along said stone wall and the northerly side of said Old County Road, so-called, a distance of 325 FEET, more or less, to the POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 33 acres, MORE OR LESS, in area.

ALSO, CONVEYING a right of way, for all legal purposes, over, upon and across the Old County Road, so-called, leading in a general westerly direction, from the westerly side of said West Side Road, to and along the land above described and conveyed, said right of way to be used in common with others.

This conveyance INCLUDES and is SUBJECT to all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

Being the same property conveyed to Kevin D. McLean and Laura L. Murray by Douglas D. Geis and Donna B. Berry, by their joint tenancy warranty deed dated September 17, 1999, and recorded in the Franklin County Registry of Deeds on September 20, 1999, in Book 1878, at Pages 201 and 202.

This conveyance is made SUBJECT to an easement from Kevin McLean and Laura Murray to Central Maine Power Company, dated October 18, 1999, and recorded in the Franklin County Registry of Deeds on December 3, 1999, in Book 1896, at Page 157.

WITNESS our hands and seals this 31st day of May, 2005.

Carol A. Sweett

to both

Kevin McLean

KEVIN D. MCLEAN
Laura Murray

LAURA L. MURRAY

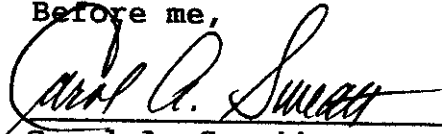
WARRANTY DEED
McLean and Murray to
Page 3.

State of Maine
County of Oxford, ss.

May 31, 2005

Then personally appeared the above named KEVIN D. MCLEAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Carol A. Sweatt
NOTARY PUBLIC

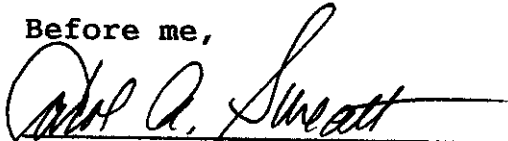
My Commission Expires: 12/28/2011

Stat of Maine
County of Oxford, ss.

May 31, 2005

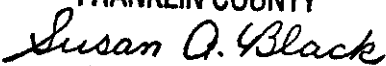
Then personally appeared the above named LAURA MURRAY and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Carol A. Sweatt
NOTARY PUBLIC

My Commission Expires: 12/28/2011

FRANKLIN COUNTY

Register of Deeds