

QUITCLAIM DEED WITH COVENANT

Bayroot LLC, a Delaware limited liability company, with a place of business in Lyme, New Hampshire, for consideration paid, grants to **Les Bois Carthage, 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, in **Oxford County, Maine**, more particularly described in Exhibit A attached hereto.

In witness whereof, Bayroot LLC has caused the foregoing instrument to be signed and sealed by its duly authorized manager this 6th day of ~~July~~ August, 2004.

Witness:

W. King

BAYROOT LLC
By **Wagner Forest Management, Ltd.**,
its Manager

By *Thomas J. Colgan*
Thomas J. Colgan, President

**MAINE REAL ESTATE
TRANSFER TAX PAID**

STATE OF NEW HAMPSHIRE

Grafton County

August ~~July~~ 6, 2004

Personally appeared the above named Thomas J. Colgan, President of Wagner Forest Management, Ltd., 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 Wagner Forest Management, Ltd. in its capacity as Manager and the free act and deed of Bayroot LLC.

Donna Brenner
Notary Public

DONNA BRENNER, Notary Public
My Commission Expires March 19, 2008

Print or type name as signed



Exhibit A

Certain lots or parcels of land located in the Towns of **Andover, Bethel, Hanover and Newry**, and an appurtenant right of way located in the Town of **Rumford**, Oxford County, Maine more particularly bounded and described as follows:

PARCEL ONE: Those lots or parcels of land in **Andover**, being further bounded and described in the deed from Lester M. Farrington to Ethyl Corporation dated January 9, 1968, recorded at the Oxford County Registry of Deeds in Book 672, Page 69, subject to the easements, reservations and exceptions set forth in said deed, the descriptions therein being incorporated by reference.

There is also hereby conveyed those certain rights of way described in the deed from Philip H. Chadbourne to Ethyl Corporation dated December 26, 1968, recorded at said Registry in Book 674, Page 570, subject to the terms and conditions therein, and in the deed from Edna A. Smith and David W. Smith, Jr., to Mead Oxford Corporation dated October 20, 1997, recorded at said Registry in Book 2504, Page 205, subject to the terms and conditions therein, the descriptions therein being incorporated by reference.

PARCEL TWO: Certain lots or parcels of land located in **Bethel** more particularly bounded and described in the deed from James River Corporation of Virginia to Boise Cascade Corporation dated December 8, 1980, recorded at said Registry in Book 1101, Page 166, in which deed the premises are described as "Bethel 'Parcel Three' and 'Parcel Five'", and being further described in the deed from George E. Leighton to Brown Company recorded at said Registry in Book 396, Page 542, and in the deed from Berlin City National Bank to Brown Company recorded at said Registry in Book 462, Page 531, subject to the easements, reservations and exceptions set forth in said deeds, the descriptions therein being incorporated by reference.

Also, that property described in the deed from Emma J. Day to Brown Company dated May 31, 1944, recorded in Book 396, Page 394 of said Registry, excepting rights, if any, of the public and

others in and to the Kimball Hill Road. The descriptions in said deed being incorporated herein by reference, and subject to the easements, reservations and exceptions set forth therein.

Further reference may be had to the deed from James River Corporation of Virginia to Boise Cascade Corporation dated December 8, 1980, recorded in Book 1101, Page 166 of said Registry.

Also those lots or parcels of land situate in said Bethel described in the deed from Lewis M. Mann & Son to Ethyl Corporation dated November 15, 1971, recorded in Book 727, Page 169 of said Registry, the descriptions in said deed being incorporated herein by reference, together with and subject to the easements, reservations and exceptions set forth therein.

Also that certain lot or parcel of land described in the deed from Richard A. Tibbetts et al to Oxford Paper Company dated September 15, 1992 and recorded in said Registry in Book 1941, Page 162, together with that right of way described therein, the description in said deed being incorporated herein by reference, and subject to the easements, reservations and exceptions set forth therein.

Also that certain lot or parcel of land described in the deed from Verrill Group, Inc. to Oxford Paper Company dated January 16, 1995 and recorded in said Registry of Deeds in Book 2192, Page 333, but specifically excepting and reserving from the property herein conveyed that certain lot or parcel of land described in the deed from Oxford Paper Company to Verrill Group, Inc. dated January 16, 1995 and recorded in Book 2192, Page 331 of said Registry.

The above described property is further conveyed subject to the terms and conditions of the Deed of Easement given by Mead Oxford Corporation to Buckfield Timber, LLC dated June 30, 1999 and recorded in Book 2719, Page 318.

The property is conveyed with the benefit of those rights of way described in the deed from George K. Haines to Mead Oxford Corporation dated November 6, 1998, recorded in Book 2632, Page 330 and in the deed from Beverly B. Brown et al. to Mead Oxford Corporation dated December 15, 1999 and recorded in said Registry in Book 2778, Page 162.

PARCEL THREE: Certain lots or parcels of land located in **Hanover**, being all of the land in Hanover more particularly bounded and described in the deed from James River Corporation of Virginia to Boise Cascade Corporation dated December 8, 1980, recorded at said Registry in Book 1101, Page 166, subject to the easements, reservations and exceptions set forth in said deed, the descriptions therein being incorporated by reference.

There is also hereby conveyed those certain rights of way described in the deed from James River Corporation of Virginia to Boise Cascade Corporation dated December 8, 1980, recorded at said Registry in Book 1101, Page 166, and further described as reserved in the deed from Brown Company to Robert Brown dated February 18, 1965, recorded at said Registry in Book 621, Page 582, subject to the terms and conditions therein, the descriptions therein being incorporated by reference.

There is also hereby conveyed that certain right of way described as reserved in the deed from Rolland H. Spaulding, et als, Trustees of Brown Company, to Arthur J. Henry, Trustee, dated September 26, 1936, recorded at said Registry in Book 416, Page 397, subject to the terms and conditions therein, the descriptions therein being incorporated by reference.

The property is further conveyed subject to the terms and conditions of the Deed of Easement given by Mead Oxford Corporation to Buckfield Timber, LLC dated June 30, 1999 and recorded at said Registry in Book 2719, Page 318.

PARCEL FOUR: Certain lots or parcels of land located in **Newry**, being Lots numbered 4 and 5 in Range No. 11 as more particularly bounded and described in the deed from Lewis M. Mann & Son to Ethyl Corporation dated November 15, 1971 and recorded at said Registry in Book 727, Page 169, subject to the easements, reservations and exceptions set forth in said deed, the descriptions therein being incorporated herein by reference.

Also other certain lots or parcels of land in **Newry**, being all of the land in Newry more particularly bounded and described in the deed from James River Corporation of Virginia to Boise Cascade Corporation dated December 8, 1980, recorded at said Registry in Book 1101,

Page 166, subject to the easements, reservations and exceptions set forth in said deed, the descriptions therein being incorporated by reference.

There is also hereby conveyed those certain rights of way described in said deed from James River Corporation of Virginia recorded at said Registry in Book 1101, Page 166, and further described as reserved in the deed from Brown Company to Robert Brown dated February 18, 1965, recorded at said Registry in Book 621, Page 582, subject to the terms and conditions therein, the descriptions therein being incorporated by reference, to be used in common with the Grantor who expressly reserves the right to use the same.

For Grantor's source of title to the property conveyed herein, further reference may be had to the deed from MeadWestvaco Oxford Corporation to Bayroot LLC dated November 21, 2003 and recorded in Book 3428, Page 28 of said Registry.

Received
Recorded Register of Deeds
Aug 17, 2004 08:23:55A
Oxford East County
Jane Rich