

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 23 day of December, 1999.

Witness:

New River-Franklin, Ltd.

By: Oban, Inc., its general partner

Melanie Kimmel

By Turner Waide
Its VP

MAINE REAL ESTATE
TRANSFER TAX PAID

Turner Waide
Print or type name as signed

STATE OF ALABAMA

Jefferson County

December 23, 1999

Personally appeared the above named Turner Waide, 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 in Dixfield, Oxford County, Maine, bounded and described as follows:

Land in Dixfield described in deed of Philip A. Chadbourne to Orié Coolridge, dated May 29, 1936, recorded in Oxford County Registry of Deeds in Book 493, Page 552, subject to rights therein. Excepting and reserving a one square rod of land with a spring thereon, adjacent to the Town Road, reserved to Phillip A. Chadbourne in a deed dated May 29, 1936 and recorded in the Oxford County Registry of Deeds in Book 493, Page 552.

Subject to the following:

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

Being Parcel 100 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

2000 JAN -3 AM 10:13

OXFORD COUNTY

James C. Bell