

**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 **Byron, 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 17<sup>th</sup> day of December, 1999.

Witness:

**New River-Franklin, Ltd.**

By: Oban, Inc., its general partner

Melanie Kimmel

By [Signature]  
Its [Signature]  
Turner Wade

Print or type name as signed

MAINE REAL ESTATE  
TRANSFER TAX PAID

STATE OF ALABAMA

Jefferson County

December 17, 1999

Personally appeared the above named Turner O. Wade, 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 Barnes Parks

Print or type name as signed

Commission expires: 10-01-01

107453



**Exhibit A**

Certain lots or parcels of land situate in Byron, Oxford County, Maine, bounded and described as follows:

**Parcel One:** Being the first parcel of land described in the deed of Joseph Jenne, et al to N.S. Stowell Spool and Woodturning Company, dated January 12, 1911, recorded in Oxford County Registry of Deeds in Book 316, Page 387, but EXCEPTING any land supposed to lie in Range 7 in said Town. Being Parcel 19 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.

**Parcel Two:** Land in Byron described in deed of Edwin Riley to N.S. Stowell, dated May 14, 1912, recorded in the Oxford County Registry of Deeds in Book 321, Page 359. Being Parcel 25 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.

**Parcel Three:** Land in Byron described in deed of George R. Easter to N.S. Stowell, dated October 30, 1909, recorded in the Oxford County Registry of Deeds in Book 309, Page 535. Being Parcel 26 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.

Subject to a possible right of way across the above described premises as set forth in a deed recorded in the Oxford County Registry of Deeds in Book 695, Page 559.

**Parcel Four:** Land in Byron described in deed of Sumner E. Pressey to Newton S. Stowell, dated September 19, 1913, recorded in Oxford County Registry of Deeds in Book 326, Page 232. Being Parcel 27 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.

**Parcel Five:** Land in Byron described in deed of Mabel M. Pressey to Timberlands, Inc., dated April 7, 1952, recorded in the Oxford County Registry of Deeds in Book 522, Page 170. Being Parcel 28 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 DEC 28 AM 9:11

OXFORD COUNTY

*Jane L. Bell*