

KNOW ALL PERSONS BY THESE PRESENTS THAT I, EUGENE R. CATON of P.O. Box 96, Phillips, Maine 04966 for consideration paid hereby grant to CISSEL ENTERPRISES LLC, a limited liability company with an office and place of business at 3425 Hipsley Mill Road, Woodbine, Maryland 21797, with quitclaim covenant, a certain lot or parcel of land situated in Rumford, Oxford County, State of Maine, bounded and described as follows, to wit:-

Beginning at a one inch pipe on the southerly side of the Isthmus Road and on line of land now or formerly of Richard C. and Bernice M. Boucher; thence along the southerly line of the said Isthmus Road South 83° 18' 38" East 801.65 feet to a point; thence continuing along the southerly side of the Isthmus Road South 88° 46' 07" East 551.06 feet to a point; thence continuing along the southerly side of the Isthmus Road South 77° 30' 05" East 207.43 feet to a point; thence continuing along the southerly side of the said Isthmus Road South 57° 41' 02" East 253.86 feet to a point; thence continuing along the southerly side of the Isthmus Road South 80° 19' 34" East 353.86 feet to a point on line of land now or formerly of Merle J. Richardson Sr. Heirs; thence South along line of said Richardson Heirs and line now or formerly of Harold C. Pachios and Penelope P. Carson South 27° 20' 36" East 5052.46 feet to an orange painted stone at a corner of said Pachios and Carson land; thence along line of land now or formerly of Twin Town Rendering Co. Inc. South 60° 52' 48" West 732.37 feet to a wood post; thence along line or formerly of Eleanor O. Patrie and line now or formerly of Anne Marie Hanson et al South 61° 29' 43" West 2210.46 feet to a wood post found at a corner of said Hanson land and land now or formerly of Community Concepts, Inc.; thence along line now or formerly of Community Concepts, Inc. South 60° 10' 55" West 495.37 feet to a 2 inch iron pipe found on the easterly sideline of the said Isthmus Road; thence along line now or formerly of Roger J. and Barbara B. Arsenault, line now or formerly of Berl E., Sandra J., Harold K. and Toni M. Nisbet, and line now or formerly of Robert T. Nisbet North 28° 38' 15" West 2651.34 feet to an iron stake at a corner of land of said Nisbet and land of Eugene G. and Penny L. Knox; thence along line of said Knox land North 27° 25' 16" West 984.74 feet to an iron stake found at a corner of said Knox land and land now or formerly of Michael E. and Angela Mattor; thence along line of said Mattor land North 26° 26' 27" West 371.46 feet to an 1 inch iron pipe at a corner of said Mattor land and land now or formerly of Roland D. and Thelma T. Milligan; thence along line of said Milligan land North 26° 50' 02" West 1482.15 feet to a 1 inch iron pipe set at the southwesterly corner land of said Boucher; thence along land of said Boucher North 62° 12' 18" East 1723.33 feet to an iron pipe set at the southeasterly corner of said Boucher land; thence along line of said Boucher land North 27° 53' 46" West 729.69 feet to the point of beginning. Containing 449.02 acres, more or less.

Further reference may be had to a Plan entitled "GPS Survey of Land of Eugene R. Caton to be conveyed to Willis Lambert Cissel, Jr." by Acme Engineering & Design, Inc. dated December 18, 2002 to be recorded at the Oxford County Registry of Deeds.

EXCEPTING AND RESERVING to the Grantor herein all cutting rights until March 30, 2003. Cutting will be done in accordance with a Forest Management Plan, copy of which has been furnished to the Grantee herein.

Reference for source of title may be had to a quitclaim deed with covenant from Lakeville Shores, Inc. to Eugene R. Caton dated May 25, 2001 recorded at Book 2948, Page 74, Oxford Registry of Deeds.

Witness my hand and seal this 15th day of January, A.D., 2003.


Eugene R. Caton

State of Maine
Oxford, SS

January 15, 2003

Personally appeared the above-named Eugene R. Caton and acknowledged the foregoing to be his free act and deed before me.

RECORDED REGISTRY OF DEEDS


Notary Public

2003 JAN 22 AM 9:28

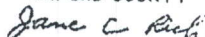
Name:

Comm. Expires

Jennifer L. Merrill
Notary Public, Maine
My Commission Expires October 25, 2005

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OXFORD COUNTY



WARRANTY DEED

We, BERL E. NISBET and SANDRA J. NISBET, Husband and Wife, both of 378 Isthmus Road, Rumford, ME 04276; and HAROLD K. NISBET and TONI M. NISBET, Husband and Wife, both of 9861 Beuchat Road, Guys Mills, PA 16237,

FOR CONSIDERATION PAID, grant to CISSEL ENTERPRISES LLC, a limited liability company, with an office and place of business at 3425 Hipsley Mill Road, Woodbine, MD 21797,

with WARRANTY COVENANTS, the land in RUMFORD, OXFORD County, State of MAINE, to wit,

A certain lot or parcel of land, situated on the northeasterly side of Isthmus Road, so-called, in the Town of RUMFORD, County of OXFORD, State of MAINE; said parcel of land being more particularly bounded and described as follows:

COMMENCING at a two-inch iron pipe found at the southwesterly corner of a parcel of land delineated on a plan entitled "CPS survey of land of Eugene R. Caton to be conveyed to Willis Lambert Cissel, Jr."; said plan being recorded in Plan File No 3523 at the Oxford County Registry of Deeds; said iron pipe also being located about 31.5 FEET northeasterly of the center of said Isthmus Road at a point about 1900 FEET northwesterly of the intersection of said road with Swain Road, so-called;

THENCE from the POINT OF COMMENCEMENT, along the northeasterly right of way limit of said Isthmus Road, a distance of 600.9 FEET, to a point; said point being the northwesterly corner of the second parcel of land conveyed from June Nisbet to Roger Arsenault and Barbara Arsenault, by a deed dated September 20, 1991, and recorded in the Oxford County Registry of Deeds, in Book 1840, at Page 140;

THENCE North 49 Degrees 01 Minute 51 Seconds West, along the northeasterly right-of-way limit of said Isthmus Road, a distance of 500.53 FEET, to a point located North 40 Degrees 58 Minutes East, 7.9 FEET from N.E.T. utility pole no. 107;

THENCE North 40 Degrees 58 Minutes 09 Seconds East, along other land now or formerly of Berl E. Nisbet and Sandra J. Nisbet and Harold K. Nisbet and Toni M. Nisbet, a distance of 456.76 FEET, to a point on the apparent southwesterly boundary of other land now or formerly of Cissel Enterprises LLC;

THENCE South 27 Degrees 18 Minutes 25 Seconds East, along land now or formerly of Cissel Enterprises LLC, a distance of 639.22 FEET, to a painted rock found on a boulder;

THENCE South 63 Degrees 56 Minutes 04 Seconds West, along land now or formerly of Roger Arsenault and Barbara Arsenault and

MAINE REAL ESTATE
TRANSFER TAX PAID

WARRANTY DEED
Nisbet to Cissel
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along a line of blazed and painted trees, a distance of 239.12 FEET, to a point on the northeasterly right-of-way limit of said Isthmus Road and the POINT OF BEGINNING.

The above described parcel of land contains 4.38 ACRES, more or less.

All bearings are referenced to Maine State Grid West Zone.
Magnetic declination being 16 Degrees 54 Minutes 31 Seconds West.

Meaning and intending to convey a portion, and only a portion, of a parcel of land conveyed from Berl E. Nisbet and Harold K. Nisbet to Berl E. Nisbet and Sandra J. Nisbet, as joint tenants; and Harold K. Nisbet and Toni M. Nisbet, as joint tenants; by their warranty deed dated August 27, 1999, and recorded in the Oxford County Registry of Deeds on September 7, 1999, in Book 2743, at Pages 251 and 252.

WITNESS our hands and seals this 3rd day of January, 2005.

Jennie Mae Nisbet

Mary A. Nisbet

Linda P. Kanika

Berl E. Nisbet
BERL E. NISBET

Sandra J. Nisbet
SANDRA J. NISBET

Harold K. Nisbet
HAROLD K. NISBET

Toni M. Nisbet
TONI M. NISBET

State of Maine
County of Oxford, ss.

January 3, 2005

Then personally appeared the above named BERL E. NISBET and SANDRA J. NISBET and acknowledged the foregoing instrument to be their free act and deed.

Before me,
Carol A. Sweatt
CAROL A. SWEATT
NOTARY PUBLIC

Received
Recorded Register of Deeds
Jan 04, 2005 09:52:10A
Oxford East County
Jane Rich

My Commission Expires: 12/28/2011