

After recording, return to:
John Harris
Fair Point Communications Inc.
521 E. Morehead St., Suite 250
Charlotte, NC 28202

DEED

Verizon New England Inc. a New York Corporation formerly known as New England Telephone and Telegraph Company, a New York Corporation, of 125 High Street Boston, MA, for consideration paid, transfers and grants to Northern New England Telephone Operations LLC, a limited liability company organized under the laws of the State of Delaware with a mailing address of P.O. Box 1509, Bangor, ME all of its right, title and interest, if any, in the following, without any covenants whatsoever:

A certain tracts or parcels of land, with the buildings and improvements thereon, situated in the County of Aroostook (North), State of Maine, bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein for all purposes.

Meaning and intended to convey all right title and interest of Grantor in all the real property interests it owns in such county whether or not it is specifically identified and described above.

[Signature Page Follows]

DATED this ____ day of March, 2008.

VERIZON NEW ENGLAND INC.
formerly known as New England Telephone and Telegraph Company

By: *Stephen E. Smith*
Stephen E. Smith
its Authorized agent

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 27th day of March, 2008, by Stephen E. Smith, the authorized agent, of Verizon New England Inc. formerly known as New England Telephone and Telegraph Company, a New York Corporation, on behalf of the Corporation.

Jackie Y. Rosario
Notary Public
Printed Name:
My Commission Expires:

(SEAL)

JACKIE Y. ROSARIO
NOTARY PUBLIC, State of New York
No. 02R06086299
Qualified In Queens County
Commission Expires January 21, 2007
2011

Exhibit "A"

PARCEL 1
27 Saint Agatha Rd.

A certain lot or parcel of land situated on the easterly side of State Highway No. 162 in the said town of Frenchville, County of Aroostook and State of Maine, bounded and described as follows:

Beginning at an iron pin set in the ground in said easterly side line of State Highway No. 162 at a point one hundred fifty (150) feet, more or less, from the dividing line between land now or formerly of Gerard Raymond and land now or formerly owned or occupied by one Page; thence from said point of beginning running North 80° 10' East along line of other land of said Raymond one hundred (100) feet to another iron pin set in the ground; thence running South 9° 50' East by land of said Gerard Raymond one hundred (100) feet to another iron pin set in the ground, said last iron pin being eight and seven tenths (8.7) feet westerly of a fence; thence from said last iron running South 80° 10' West along line of land of said Gerard Raymond one hundred (100) feet to said easterly side line of State Highway; thence running North 9° 50' West in said side line of said Highway to the point of beginning.

Meaning and intending to release, the Premises described in the deed from Gerard Raymond to the Grantor herein dated January 10, 1961 and recorded in the Aroostook County Registry of Deeds in Book 292, Page 406.

Save and except that portion of land conveyed by New England Telephone and Telegraph Company to the State of Maine on April 12, 1965 described as follows: Being parcel (11) as shown on a Right of Way Map, State Highway "798", Frenchville, State Project No. 798(502), dated August 1963, on file in the office of the State Highway Commission (S.H.C. File No. 2-188) and to be recorded in the Registry of Deeds of Aroostook County.

Beginning at a point on a northerly line of land now or formerly of Gerard Raymond, said point being fifty (50) feet easterly from and as measured along a line normal to a four degree (4°-00') curve of the Base Line at about Station 137+25;

Thence westerly along the northerly line of said Raymond about five (5) feet to the present easterly line of State Highway "798";

Thence northerly along the present easterly line of State Highway "798" about one hundred (100) feet to a southwesterly corner of land now or formerly of the before mentioned Gerard Raymond;

Thence easterly along the southerly line of said Raymond about five (5) feet to a point fifty (50) feet easterly from and as measured along a line normal to the aforesaid four degree (4°-00') curve of the Base Line at about Station 138+22;

Thence southerly along a curved line, fifty (50) feet easterly from and concentric with said four degree (4°-00') curve of the Base Line, about one hundred (100) feet to the point of beginning.

PARCEL 2
21 Morneault Rd

A certain lot or parcel of land with the buildings thereon, bounded and described as follows:

Beginning in the northwesterly side of the Morneault Road at an iron pipe set in the ground; said pipe being four hundred seventy-two (472) feet southwesterly along said Morneault Road, from the center line of U.S. Highway number One (1); thence from said iron pipe running South 54° 30' West in said northwesterly side line of said Morneault Road one hundred (100) feet to another iron pipe set in the ground; thence turning and running North 35°30' West along other land now or formerly of Billy J. Morrow and Marie M. Morrow one hundred (100) feet to another iron pipe set in the ground; thence turning and running North 54° 30' East along other land of said Morrows one hundred (100) feet to another iron pipe set in the ground; thence turning and running South 35° 30' East along other land of said Morrows one hundred (100) feet to the point of beginning.

The above described premises being situated in the Town of Grand Isle in said County of Aroostook and State of Maine.

Meaning and intending to release, the Premises described in the deed from Billy J. Morrow and Marie M. Morrow to the Grantor herein dated July 26, 1961 and recorded in the Aroostook County Registry of Deeds in Book 298, Page 170.

PARCEL 3
US Hwy. 1

A certain lot of parcel of land situated in Grand Isle in that part thereof know as Lille, in the county of Aroostook and State of Maine, bounded and described as follows:

Beginning at a point in the westerly side line of U.S. Highway Route Number One, Said point being at the Junction of the northeasterly corner of land now or formerly of Alfred O. parent and Louise Parent with the Southeasterly corner of land now or formerly of Patrick P. Cyr; thence running in said westerly side line of said highway, south 23° 40 feet East, one hundred and seven and three-tenths (107.3) feet to an iron set in the ground in said westerly side line of said highway; thence turning at right angles and running south 66° 20 feet West, one hundred (100) feet by land of said Alfred O. Parent and Louise Parent; thence turning and running North 23° 40 Feet West, one hundred (100) feet by land of said Alfred O. Parent and Louise Parent to said land of said Patrick P. Cyr; thence turning and

running North 62° 10 feet East, one hundred (100) feet by said land of said Cyr, to an iron at the point of beginning.

Meaning and intended to release the premises described in the deed from Alfred O. Parent and Louise parent to the Grantor herein dated May 12, 1956 and recorded in the Aroostook County Registry of Deeds in Book 256, Page 75.

PARCEL 4
191 Main St.

Lot One:

A certain lot or parcel of land situated on the southwesterly side of U.S. Highway No. 1, in the town of Madawaska, in the county of Aroostook and State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in said southwesterly side line of said U.S. Highway No. 1, being at the southeasterly corner of land now or formerly of Pierre H. Cyr and the northeasterly corner of land now or formerly owned or occupied by Mrs. Lucien Cyr; thence from said iron running North 43° 20' West along said southwesterly side line of said highway, one hundred and forty (140) feet to another iron set in said southwesterly side line of said highway; thence turning and running South 51° 45' West along the line of land now or formerly of Lawrence St. Jean one hundred (100) feet to another iron set in the ground; thence turning and running South 43° 20' East along the line of other land owned or occupied by Mrs. Lucien Cyr now or formerly, one hundred and forty (140) feet to another iron set in the ground; thence turning and running North 51° 45' East by land now or formerly of said Mrs. Lucien Cyr, one hundred (100) feet to the point of beginning.

Meaning and intending to release, the Premises described in the deed from Pierre H. Cyr to the New England Telephone and Telegraph Company Herein dated June 2, 1956 and recorded in the Aroostook County Registry of Deeds in Book 256, Page 103.

Lot Two:

PARCEL NO. 1

A certain piece or parcel of land, being part of Original River Lot Number One Hundred Twenty-Eight (#128) in Township 18, Range 5, now Madawaska, in the County of Aroostook and State of Maine, and being more particularly bounded and described as follows, to wit:

Beginning at an iron pin set at the point of intersection of the dividing line between the property now or formerly of Fraser Paper, Limited and the former Abel Picard Homestead Farm with the Southerly line of U.S. Route #1, locally know as Main Street, in the Town of Madawaska; thence proceeding South Seventy-Five Degrees, Two Minutes, Fifteen Seconds West (S 75° 02' 15" W) along the Southerly bound of U.S Route #1, a distance of Sixty-Five (65) feet to

an iron pin; thence proceeding South One Degree, Thirty-Two Minutes, Ten Seconds East (S 01° 32' 10" E) a distance of One Hundred Two and Eight Tenths (102.8) feet to an iron pin set at a distance of One Hundred (100') feet from the Southerly bound of U.S. Route #1 measured at right angles to said U.S. Route #1; thence proceeding North Seventy-Five Degrees, Two Minutes, Fifteen Seconds East (N 75° 02' 15" E) at a distance of One Hundred (100') feet from and parallel with the Southerly bound of U.S. Route #1, a distance of Twenty-Seven (27') feet to an iron pin set at the aforesaid dividing line between the property of said Fraser Paper, Limited and the former Abel Picard Homestead Farm; thence proceeding North Sixteen Degrees, Forty-Seven Minutes East (N 16° 47' E) along said dividing line a distance of One Hundred Seventeen and Six Tenths (117.6') feet to the point of beginning. Containing an area of Four Thousand, Six Hundred (4,600) square feet, more or less.

PARCEL NO. II

A certain piece or parcel of land, being part of Original Lot Number One Hundred Twenty-Nine (#129), in Township 18, Range 5, now Madawaska, in the County of Aroostook and state of Maine and being more particularly bounded and described as follows, to wit:

Beginning at an iron pin at the point of intersection of the dividing line between the property now or formerly of Fraser Paper, Limited and the former Abel Picard Homestead Farm with the Southerly line of U.S. Route #1, locally known as Main Street in the Town of Madawaska; thence proceeding North Seventy-Five Degrees, Two Minutes, Fifteen Seconds East (N 75° 02' 15" E) along the Southerly bound to U.S. Route #1, a distance of Fifty (50') feet to an iron pin; thence proceeding South Sixteen Degrees, Forty-Seven Minutes West (S 16° 47' W) a distance of One Hundred Twenty (120') feet to an iron pin; thence proceeding South Seventy-Seven Degrees, Twenty-Six Minutes, Thirty-Two Seconds West (S 77° 26' 32" W) a distance of Forty-Eight and Seventy-Eight Hundredths (48.78) feet to an iron pin set at the aforesaid dividing line between the property of said Fraser Paper, Limited and the former Abel Picard Homestead Farm; thence proceeding North Sixteen Degrees, Forty-Seven Minutes East (N 16° 47' E) along said dividing line a distance of One Hundred Seventeen and Six Tenths (117.6') feet to the point of beginning. Containing an area of Five Thousand Fifty-One (5,051) square feet, more or less.

Meaning and intending to release, the Premises described in the deed from Fraser Paper, Limited to the New England Telephone and Telegraph Company Herein dated June 5, 1991 and recorded in the Aroostook County Registry of Deeds in Book 838, Page 24.

PARCEL 5
102 St. John Ave.

A certain lot or parcel of land situated at the junction of Lafayette Street and St. John Avenue, in said Van Buren, county of Aroostook, and State of Maine, bounded and described as follows:

Beginning at a point in the easterly side line of said St. John Avenue, said point being at the junction of the southwesterly corner of land now or formerly of Alph F. Cyr with the northwesterly corner of land now or formerly owned by Elizabeth A. Devot and one Raymonde Walsh; thence running in a southerly direction by said easterly side line of said St. John Avenue, eighty-three (83) feet, more or less to the northerly side line of said Lafayette Street; thence turning and running in an easterly direction by said northerly side line of said Lafayette Street, ninety eight (98) feet, more or less to land now or formerly of Bangor and Aroostook Railroad Company; thence turning and running in a northerly direction by said land of Bangor and Aroostook Railroad Company, eighty-three (83) feet, more or less to said land of Alph F. Cyr; thence turning and running in a westerly direction by said land of Cyr, ninety eight (98) feet, more or less, to the point of beginning.

Meaning and intending to release, the Premises described in the deed from Elizabeth A. Devot to the New England Telephone and Telegraph Company Herein dated March 23, 1954 and recorded in the Aroostook County Registry of Deeds in Book 240, Page 466. and the Premises described in the deed from Raymonde Walsh to the New England Telephone and Telegraph Company Herein dated March 20, 1954 and recorded in the Aroostook County Registry of Deeds in Book 240, Page 465

PARCEL 6
US Hwy. Rt. 1

A certain lot or parcel of land situated on the easterly side of U.S. Highway No. 1, in Van Buren, in that part thereof known as Keegan, county of Aroostook and State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in the said easterly side line of Said U.S. highway no. 1, at a point which is eleven (11) feet southerly of the dividing line between land now or formerly of Alph f. Parent, of Van Buren and land now or formerly owned or occupied by John Violette; thence from said point running along said easterly side line of said highway, south 9° East eighty nine and one half (89.5) feet to another iron set in said easterly line of said highway; then turning and running north 81° East by other land of Said Alph F. Parent, of Van Buren, one hundred (100) feet to another iron set in the ground; thence turning and running north 9° west by other land of the said Alph F. Parent, of Van Buren, one hundred and ten and one half (110.5) feet to another iron set in the ground; thence turning and running South 69° 18' west one hundred two and three-tenths (102.3) feet to the point of beginning.

Meaning and intended to release the premises described in the deed from Alphy f. Parent to New England Telephone and Telegraph Company dated June 2, 1956 and recorded in the Aroostook County Registry of Deeds in Book 256, Page 102.

Attest:
Attest: *Louise M. Carter*
Register of Deeds
(N) Aroostook County