

**SHORT FORM QUITCLAIM DEED WITHOUT COVENANT**

Northern New England Telephone Operations LLC, a Delaware limited liability company with a place of business in Portland, Maine (“Grantor”), FOR CONSIDERATION PAID, grants to Coastal Maine LLC, a Maine limited liability company with a mailing address of 9 Bradstreet Lane, Eliot, ME 03903 (“Grantee”), the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Grantee, its successor and assigns forever, all or right, title and interest, if any, in and to the following property without any covenant’s whatsoever:

Certain tracts or parcels of land, with the buildings and improvement’s thereon, if any, located in County of Aroostook, State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by the reference (the “Property”).

[Signature Page Follows]

IN WITNESS WHEREOF, Northern New England Telephone Operations LLC has caused this instrument to be executed by Peter G. Nixon, its Executive Vice President thereunto duly authorized, this 30 day of July, 2013.

WITNESS

NORTHERN NEW ENGLAND  
TELEPHONE OPERATIONS LLC

Wendy Repchick  
Name: Wendy Repchick

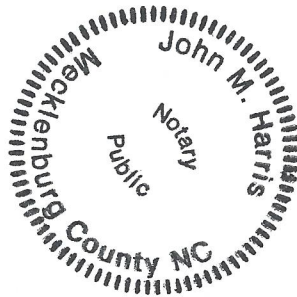
By: [Signature]  
Name: Peter G. Nixon  
Title: Executive Vice President

STATE of NORTH CAROLINA  
COUNTY of MECKLENBURG, ss

July 30, 2013

Personally appeared the above-named Peter G. Nixon, as Executive Vice President of Northern New England Telephone Operations LLC and acknowledged the foregoing instrument to his/her free act and deed in his/her capacity, and the free act and deed of said limited liability company.

[Seal]



Before me,

[Signature]  
Notary Public  
Printed Name: John M. Harris

My commission expires March 5, 2017.

## EXHIBIT A

### PARCEL 1

**Property Address: N/S Frenchville Road / State Highway Route 227**

**Town/City: Ashland**

A certain lot or parcel of land situated in the Town of Ashland in the County of Aroostook, and State of Maine, and bounded and described as follows:

Beginning at an iron pipe set in the ground in the southeasterly side line of State Highway Route 227 leading from Ashland to Presque Isle and at the junction of the northeast corner of land now or formerly of Hazen O. Walker and Beulah F. Walker with the northwest corner of land now or formerly owned or occupied by Emily C. Skinner; thence running south  $21^{\circ}$  west two hundred forty nine and four-tenths (249.4) feet by land of said Skinner to another iron pipe set in the ground; thence turning and running North  $30^{\circ}$  43 feet West by land of said Hazen O. Walker and Beulah F. Walker one hundred fifty four and five-tenths (154.5) feet to said southeasterly side line of said State Highway; thence turning and running North  $59^{\circ}$  17 feet East in said sideline of said highway, one hundred ninety six (196) feet to the point of Beginning.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2, 2008 and in the Aroostook County South Registry of Deeds in Book 4559, Pages 140 – 179, Parcel 3.

### PARCEL 2

**Property Address: Center Limestone Road**

**Town/City: Fort Fairfield**

A certain lot or parcel of land situated in the Town of Fort Fairfield in the County of Aroostook, and State of Maine, on the easterly side of the center Limestone Road so-called, bounded and described as follows:

Beginning at an iron set in the ground in said easterly side line of said road at the junction of the north west corner of land now or formerly of Philip Johnston with the southwesterly corner of land now or formerly of Walter M. Reed, Sr., Walter M. Reed, Jr., and John H. Reed; thence running north  $21^{\circ}$  0' east in said line of said road one hundred (100) feet; thence turning and running south  $69^{\circ}$  0' east by land of said Reeds one hundred (100) feet to another iron set in the ground; thence turning and running by land of Said Reeds south  $21^{\circ}$  0' west one hundred (100) feet to another iron set in the ground; thence turning and running north  $69^{\circ}$  0' west one hundred (100) feet in the southerly line of land of said Reeds to the point of beginning.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2, 2008 and recorded in the Aroostook County South Registry of Deeds in Book 4559, Pages 140 – 179, Parcel 10 – Lot 1.

**PARCEL 3**

**Property Address: Presque Isle Street**

**Town/City: Fort Fairfield**

A certain lot or parcel of land situated in the town of Fort Fairfield, in the County of Aroostook, and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in the ground at the northerly side line of U.S. Highway No. 1-A, Leading from Mars Hill to Fort Fairfield village, said iron pipe being at the junction of the southeasterly corner of land now or formerly of Irvine Doak, with the southwesterly corner of land now or formerly of George W. Reed and Walter M. Reed, Sr.; thence running north 17° 0 minutes west by land of said Doak one hundred (100) feet to another iron pipe set in the ground; thence turning and running north 73° 0 minutes east by land of said Reeds one hundred (100) feet to another iron pipe set in the ground; thence turning and running south 17° 0 minutes east by land of said Reeds one hundred (100) feet to said side line of said highway; thence turning and running in said line south 73° 0 minutes west one hundred (100) feet to the point of beginning.

Save and except a seventeen foot strip of land abutting U.S. Highway Route 1A pursuant to a taking by the State of Maine recorded in the Aroostook County Registry in Book 740, Page 112.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2, 2008 and in the Aroostook County South Registry of Deeds in Book 4559, Pages 140 – 179, Parcel 10 - Lot 2.

**PARCEL 4**

**Property Address: Aroostook Scenic Hwy aka State Highway #11**

**Town/City: Hersey**

A certain lot or parcel of land situated in Hersey Plantation in the County of Aroostook, and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in the ground in the southeasterly side line of State Highway Route Number Eleven (11) at a point which is one hundred (100) feet northerly (measured along said side line of said highway from the Northeast corner of land of Eastern Corporation; thence from said iron pipe running north 42° 0 minutes east in said

side line of said highway 100 feet to another iron pipe set in the ground; thence turning and running south 48° 0 minutes east 100 feet by land now or formerly of Theodore Shaw and David Monteith to another iron pipe set in the ground; thence turning and running south 42° 0 minutes west by other land of said Shaw and Monteith 100 feet to another iron pipe set in the ground; thence turning and running north 48 degrees 0 minutes west by other land of said Shaw and Monteith 100 feet to the point of beginning.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2, 2008 and in the Aroostook County South Registry of Deeds in Book 4559, Pages 140 - 179 - Parcel 1.

#### **PARCEL 5**

**Property Address: Route 11**

**Town/City: Masardis**

A certain tract or parcel of land, with the buildings and improvements thereon, situated in the Town of Masardis, the County of Aroostook, State of Maine, bounded and described as follows:

Beginning at an iron pipe set in the ground in the northwesterly side line of State Highway Route Number (11), said iron pipe being at the junction of the southeasterly corner of land now or formerly of James L. Kidney with the northeasterly corner of land now or formerly of Earl Reed; thence from said iron pipe running north 72 degrees 30 minutes west by land of said Reed 120 5/10 feet, more or less to another iron pipe set in the ground; thence turning and running north 53 degrees 0 minutes east 167 2/10 feet to another iron pipe set in the ground; thence turning and running south 37 degrees 0 minutes east by other land of said James L. Kidney 100 feet to another iron pipe set in the ground in said side line of said highway; thence turning and running south 53 degrees 0 minutes west 100 feet to the point of beginning.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on December 28, 2009 and recorded in Aroostook County South Registry of Deeds in Book 4783, Pages 32 - 33.

#### **PARCEL 6**

**Property Address: 944 Aroostook Scenic Highway**

**Town/City: Moro**

A certain lot or parcel of land with the buildings and improvements thereon, situated in Moro Plantation, in the County of Aroostook, and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in the ground in the Northerly side line of state highway Route No. 11, said iron pipe being at the junction of the south westerly corner of land now or formerly of Harry R. Parmenter and Arlene P. Parmenter, with the south easterly corner of land now or formerly owned or occupied by Thelma Richards; thence from said iron pipe running North 52° west in the north easterly line of said land of said Richards one hundred (100) feet to another iron pipe set in the ground; thence turning and running north 66° 24 minutes east on a line parallel with said northerly line of said highway, one hundred (100) feet to another iron pipe set in the ground; thence turning and running south 52° 0 minutes east by other land of said Harry R. Parmenter and Arlene P. Parmenter one hundred (100) feet to another pipe set in the ground at a point which is two hundred thirteen feet more or less, from the intersection of said State Highway Route No. 11 with the Millbrook Road; thence from said last mentioned iron pipe turning and **running south 66° 24 minutes west in said side line of said highway one hundred (100) feet to the point of beginning.**

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2, 2008 in the Aroostook County South Registry of Deeds in Book 4559, Pages 140 – 179, Parcel 20.

**PARCEL 7**

**Property Address: Highway Route 11**

**Town/City: T7 R5 WELS**

A certain lot or parcel of land situated in Township 7, Range 5, W.E.L.S., in the county of Aroostook, and State of Maine, bounded and described as follows:

Beginning at a point in the westerly side line of State Highway Route Number Eleven (11), at an iron pipe set in the ground as a point which is four and eight-tenths (4 8/10) miles, more or less, southerly (measured along said highway) from the northerly line of said township; thence from said iron pipe running south 15° 15 minutes west in said side line of said highway one hundred (100) feet to another iron pipe set in the ground; thence turning and running north 74° 45 minutes west by land now or formerly of INTERNATIONAL PAPER COMPANY one hundred (100) feet to another iron pipe set in the ground; thence turning and running North 15° 15 minutes east by land of said International paper Company one hundred (100) feet to another iron pipe set in the ground; thence turning and running south 74° 45 minutes east by land of said International Paper Company one hundred (100) feet to the point of beginning.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2, 2008 and in the Aroostook County South Registry of Deeds in Book 4559, Pages 140 – 179, Parcel 6.

**PARCEL 8**

**Property Address: Highway Route 11**

**Town/City: T8 R5 WELS**

A certain lot or parcel of land situated in Township 8, Range 5, W.E.L.S., in the county of Aroostook, and State of Maine, bounded and described as follows:

Beginning at an iron pipe set in the ground in the northwesterly side line of State Highway Route Number 11, said iron pipe being 215 feet more or less northeasterly (measured along said highway) of the northeast corner of land now or formerly of Robert McManus; thence from said iron pipe running northwesterly at right angles to said highway, one hundred (100) feet to another iron pipe set in the ground; thence turning and running northeasterly on a line parallel with said side line of said highway, one hundred (100) feet to another iron pipe set in the ground; thence turning a right angle and running southeasterly, one hundred (100) feet to another iron pipe set in the ground in said side line of said highway; thence turning and running southwesterly in said side line of said highway, one hundred (100) feet to the point of beginning.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2, 2008 and in the Aroostook County South Registry of Deeds in Book 4559, Pages 140 – 179, Parcel 5.

**PARCEL 9**

**Property Address: Presque Island Road**

**Town/City: Washburn**

A certain lot or parcel of land situated in the Town of Washburn, County of Aroostook, and State of Maine, bounded and described as follows:

Beginning at an iron pin set in the ground in the southwesterly side line of the Presque Isle Road (Route #164) and thence running south fifty-four° thirty minutes (S 54° 30 minutes W) along land now or formerly of Murray A. Duncan and Zelma J. Duncan one hundred (100) feet to another iron pin set in the ground; thence running north thirty-five° thirty minutes west (N 35° 30 minutes W) along other land of said Murray A. Duncan and Zelma J. Duncan, one hundred (100) feet to another iron pin set in the ground; thence running north fifty-four° thirty minutes east (N 54° 30 minutes E) along other land of said Murray A. Duncan and Zelma J. Duncan, one hundred (100) feet to another iron pin set in the ground in said side line of said road; thence running south thirty five° thirty minutes east (S 35° 30 minutes E) in said side line of said road, one hundred (100) feet to the point of beginning.

Meaning and intended to release the premises described in the deed from Verizon New England Inc., a New York corporation, formerly known as New England Telephone and Telegraph Company, a New York corporation, to the Grantor herein recorded on April 2,

2008 and in the Aroostook County South Registry of Deeds in Book 4559, Pages 140 – 179, Parcel 26.

Received  
AROOSTOOK SS  
MELISSA WILLETTE, REGISTER

Charlotte: 40436v3  
Aroostook County - South / Maine