

SHORT FORM QUITCLAIM DEED WITHOUT COVENANT

MAINE REAL ESTATE TAX PAID

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 Cumberland, 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

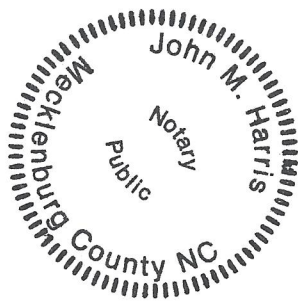
By: [Signature]
Name: Peter G. Nixon
Title: Executive Vice President

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: 0 Pleasant Hill Road
Town/City: Brunswick

A certain lot or parcel of land situated on the southerly side of Pleasant Hill Road in the Town of Brunswick in the County of Cumberland in the State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in the southerly side line of said Pleasant Hill Road at the junction of the Northwesterly corner of land now or formerly of Ludger Messier with the northeasterly corner of land now or formerly of Clement Wilson; thence running South $21^{\circ} 45'$ West by said land of said Wilson, one hundred (100) feet to another iron set in the ground; thence turning and running South $83^{\circ} 26'$ East by other land of said Ludger Messier, one hundred (100) feet to another iron set in the ground; thence turning and running North $21^{\circ} 45'$ East by other land of said Ludger Messier, one hundred (100) feet to another iron set in the ground in said southerly side line of said Road; thence turning and running North $83^{\circ} 26'$ West 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 on or about March 27, 2008 and recorded in the Cumberland County Registry of Deeds in Book 25946, Pages 126 to 167, Parcel 2.

PARCEL 2

Property Address: Middle Road
Town/City: Falmouth

A certain tract or parcel of land situated on the northwesterly side of Middle Road in the Town of Falmouth, County of Cumberland, State of Maine, bound and described as follows:

Beginning at a point in the northwesterly side line of said Middle Road at the junction of land now or formerly of James B. Lowell and Gertrude W. Lowell and land of the heirs of Isa J. Robinson; thence southwesterly along the northwesterly side line of said Middle Road seventy-five (75) feet to a point; thence in a northwesterly direction and parallel to the southwesterly side line of land of the said heirs of Isa J. Robinson one hundred (100) feet to a point; thence northeasterly and parallel to the northwesterly side line of said Middle Road seventy-five (75) feet to land of the said heirs of Isa J. Robinson; thence in a southeasterly direction along the southwesterly side line of land of the said heirs of Isa J. Robinson one hundred (100) feet to a 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 on or about December 2, 2009 and recorded in Cumberland County Registry of Deeds in Book 27487, Page 178 to 179, in which this deed to the Grantor herein has a scrivener's error in the Book and Page number in the citation referring to the deed recorded on May 17, 1952 from James B. Lowell and Gertrude W. Lowell to the New England Telephone and Telegraph Company as it cites this deed being recorded in Book "1771" Page "311", the correct reference is Book 2085, Page 288.

PARCEL 3

Property Address: 22 Varney Road

Town/City: Freeport

A certain lot or parcel of land located in the Town of Freeport in the County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a point in the southwesterly side of Varney Road at the intersection of the now or formerly New England Telephone and Telegraph Company right-of-way as recorded in the Cumberland County Registry of Deeds, Book 1646, page 38, and the said Varney Road; thence to a point one hundred feet southeasterly along said road; thence at right angles to a point one hundred feet southwesterly; thence at right angles northwesterly to the aforementioned New England Telephone and Telegraph Company right-of-way; and thence northeasterly along said right-of-way to point of beginning containing ten thousand feet more or less.

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 on or about March 27, 2008 and recorded in the Cumberland County Registry of Deeds in Book 25946, Pages 126 to 167, Parcel 9.

PARCEL 4

Property Address: Gray Road

Town/City: Gorham

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

Beginning at an iron set in the ground in the westerly side line of the Gray Road, also known as Maine Highway Route 202, said iron being at the junction of the southeasterly corner of land now or formerly of Bertrand D. Brown with the northeasterly corner of land now or formerly owned or occupied by Madeline B. Fogg; thence from said starting point running North 5° 20' East in said side line of said highway 101.23 feet to another iron set in the ground in said side line of said highway; thence turning and running South 76° 54' West by land of said Bertrand D. Brown 105.41 feet to another iron set in the

ground; thence turning and running South 5° 20' West by land of said Bertrand D. Brown 101.23 feet to another iron set in the ground; thence turning and running North 76° 54' east by land of said Fogg, 105.41 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 on or about March 27, 2008 and recorded in the Cumberland County Registry of Deeds in Book 25946, Pages 126 to 167, Parcel 29 - Lot 3.

PARCEL 5

Property Address: 689 Gray Road
Town/City: Windham

A certain lot or parcel of land situated on the southeasterly side of Route 202, being the highway leading from Gray to Windham, in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in said southeasterly side line of Route 202, said iron being fifty-four (54) feet, more or less, southwesterly (measured along said side line of said highway) from the center of a brook where said brook crosses said side line of said highway; thence from said iron running South 40° 55' East by land now or formerly of Charles E. Varney one hundred (100) feet to another iron set in the ground; thence turning and running South 49° 05' West by land of said Charles E. Varney one hundred (100) feet to another iron set in the ground; thence turning and running North 40° 55' West by land of said Charles E. Varney one hundred (100) feet to another iron set in the ground in said southeasterly side line of said highway, which said last mentioned iron is forty-three (43) feet, more or less, northeasterly (measured along said side line of said highway) from a monument set in said side line of said highway; thence from the last mentioned iron running North 49° 05' East 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 on or about March 27, 2008 and recorded in the Cumberland County Registry of Deeds in Book 25946, Pages 126 to 167, Parcel 29 - Lot 4.

Received
Recorded Register of Deeds
Aug 02, 2013 11:42:37A
Cumberland County
Pamela E. Lovley