



OR BK 6083 PGS 157 - 161 08/02/2013 03:21:13 PM
INSTR # 2013013155 JULIE A. CURTIS
HANCOCK COUNTY, ME REGISTER OF DEEDS

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 Hancock, State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by the reference (the "Property").

[Signature Page Follows]

MAINE REAL ESTATE
TRANSFER TAX PAID

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

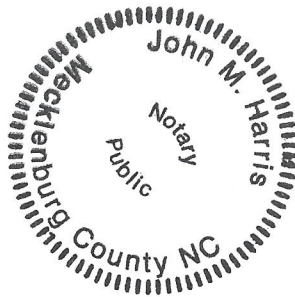
By: [Signature]
Name: Peter G. Nixon
Title: Executive Vice President

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: Bangor Road

Town/City: Ellsworth

A certain lot or parcel of land situated on the southwesterly side of U.S. Highway No. 1A (being the highway leading from Ellsworth to Bangor), in the Town of Ellsworth in the County of Hancock and State of Maine, bounded and described as follows:

Beginning at an iron set in the ground in the said southwesterly side line of said U.S. Highway No. 1A, said iron being approximately in line with telephone pole numbered 464 now or formerly of the New England Telephone and Telegraph Company said line being perpendicular to said highway; thence from said starting point North 14° West in said southwesterly side line of said highway, one hundred (100) feet to another iron set in the ground in said line of said highway; thence turning at right angles and running South 76° West by land now or formerly of Annie B. Bohn one hundred (100) feet to another iron set in the ground; thence turning at right angles and running South 14° East by other land of said Annie B. Bohn one hundred (100) feet to another iron set in the ground; thence turning at right angles and running North 76° East still by other land of said Annie B. Bohn, 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 Hancock County Registry of Deeds in Book 4962, Pages 42 – 65, Parcel 7 - Tract 3 – Lot 1.

PARCEL 2

Property Address: Bangor Road

Town/City: Ellsworth

A certain lot or parcel of land situated on the northeasterly side of U.S. Route No. 1A in the Town of Ellsworth in the County of Hancock and the State of Maine bounded and described as follows:

Beginning at a point in the northeasterly side line of said U.S. Route No. 1A an iron set in the ground in said northeasterly side line of said route, said iron being in line with Pole No. 628 now or formerly of the New England Telephone and Telegraph Company on a line drawn perpendicular to said Route 1A, thence from said point running north 50° 30' east one hundred (100) feet by land now or formerly of R. Durgan Hinckley; thence turning at right angles and running by other land of said R. Durgan Hinckley north 49° 30' west one hundred (100) feet to another iron set in the ground, thence turning at right angles and running south 50° 30' by other land of said R. Durgan Hinckley one hundred

(100) feet to said northeasterly line of said route, thence running south 49° 30' east in said side line of said route 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 Hancock County Registry of Deeds in Book 4962, Pages 42 – 65, Parcel 7 – Tract 1.

PARCEL 3

Property Address: Labelle Road

Town/City: Ellsworth

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

Beginning at an iron bolt set in the ground in the easterly side line of the Old Road leading from Ellsworth to Bangor, said bolt being at the northwesterly corner of land of one Labelle, and at the southwesterly corner of land now or formerly of R. Thurston Allen; thence running North 74° 28' East one hundred (100) feet on the line between said land of Labelle and land of said R. Thurston Allen to another iron bolt set in the ground; thence running North 40° 18' West one hundred (100) feet along other land of said R. Thurston Allen to another iron bolt set in the ground Thence running South 74° 28' West one hundred (100) feet along other land of said R. Thurston Allen to another iron bolt set in the ground in said easterly sideline of said Old Road; thence running South 40° 18' East along said Old 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 Hancock County Registry of Deeds in Book 4962, Pages 42 – 65, Parcel 7 – Tract 3 - Lot 2.

PARCEL 4

Property Address: Chicken Mill Road

Town/City: Gouldsboro

A certain lot or parcel of land situated on the southeasterly side of U.S. Highway Route Number One, in the Town of Gouldsboro in the County of Hancock and State of Maine, bounded and described as follows:

Beginning at a point in said southeasterly side line of said U.S. Highway Number One, at the junction of the southwest corner of land now or formerly of Bert L. Young with the northwest corner of land now or formerly of Arthur Drinkwater; thence running South 69° 30' East along land of said Drinkwater, one hundred and seventeen one-hundredths (100.17) feet to a point; thence turning and running by other land of said Bert L. Young

North 24° East, ninety three and nine-tenths (93.9) feet to another point; thence turning and running by other land of said Bert L. Young North 66° West, one hundred (100) feet to said southeasterly side line of said highway; thence running along said side line of said Highway, South 24° West, 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 Hancock County Registry of Deeds in Book 4962, Pages 42 – 65, Parcel 10 - Lot 2.

PARCEL 5

**Property Address: Mud Creek Road / US Highway 1
Town/City: Hancock**

A certain tract or parcel of land situated on the southerly side of U.S. Highway Route Number One, with the buildings and improvements thereon, situated in the Town of Hancock, in the County of Hancock in the State of Maine, Being the same property conveyed to New England Telephone and Telegraph Company by Ivan W. Flye on July 9, 1956 recorded in Book 785 Page 319 at the Hancock County Registry of Deeds, bounded and described therein as follows:

Beginning at a point in the southerly side line of said U.S. Highway Number One said point being in the west line of Mud Creek Road, so-called, where said Road joins said U.S. Highway Number One; thence from said point of beginning running North 69° West along said southerly side line of U.S. Highway Number One, one hundred (100) feet to a point; thence turning and running South 21° West by other land now or formerly of Ivan W. Flye, one hundred (100) feet; thence turning and running South 69° East along other land of said Ivan W. Flye, eighty seven and fifty eight one-hundredths (87.58) feet to said westerly side line of said Mud Creek Road; thence turning and running North 28° 08' East in said side line of said Mud Creek Road, one hundred and seventy eight-one hundredths (100.78) 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 recorded in Hancock County Registry of Deeds in Book 4962, Pages 42 – 65, Parcel 7 – Tract 2, and what appears to be a duplicate deed from Verizon to New England Telephone for the same parcel, as recorded in Book 5346, Pages 3 – 4 on December 23, 2009.

⑤

E/Ret: Coastal Maine LLC
90 Exchange St
Suite LL2
Lynn, MA