

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

[Signature Page Follows]

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

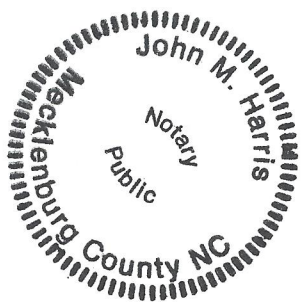
By: [Signature]
Name: Peter G. Nixon
Title: Executive Vice President

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: 199 West Meadow Road Rear
Town/City: Rockland**

A certain lot or parcel of land situated in the City of Rockland, County of Knox and State of Maine, and being the premises delineated as "Proposed Site 1.035 Acres" on a plan entitled "Property and Right of Way Plan Microwave Relay Site, Rockland, Maine", made by Wright, Pierce, Barnes & Wyman, Engineers, Topsham, Maine, said Plan filed in Knox Registry of Deeds in Plan Book 9, Page 91, at the time of the recording of the original deed for this parcel from George C. Hall to the New England Telephone and Telegraph Company, said deed recorded in Book 497 Page 267. Reference to said Plan and its filing being hereby had for a more particular description of said premises.

Also, as appurtenant to the parcel of land hereby conveyed, there is hereby granted to the grantee, its successors and assigns, in common with others, the right to pass and repass on foot or with vehicles, over a certain strip of land leading from West Meadow Road to the parcel of land hereby conveyed, said strip being thirty feet in width and shown on said plan and marked "30' R/W", said strip being bounded southwesterly by the dividing line between land of grantor and land now or formerly owned or occupied by Neal Russell, for a distance of one thousand one hundred twenty-five and thirty-seven hundredths (1125.37) feet, and then bounded westerly by other land of grantor for a distance of eight hundred ninety-eight and twenty-one hundredths (898.21) feet, the northerly end of said strip being at the lot of land hereby conveyed. There is also hereby granted to the grantee, its successors and assigns, upon, over and under said thirty (30) foot strip of land, the right to lay, construct, reconstruct, operate, maintain, repair, replace and remove lines of telephone and telegraph and electric power lines, the above granted rights being more particularly described as the exclusive right within said strip to construct, reconstruct, operate, maintain, repair, replace and remove poles with wires and/or cables thereon, with the necessary guys and supports and the exclusive right within said strip to lay, construct, reconstruct, operate, maintain, repair, replace and remove the necessary cables, conduits, pipes, manholes and such testing terminals, repeaters and markers and such other appurtenances with wires or cables therein as the grantee, its successors and assigns may from time to time desire, and with the right to permit attachments of and/or to lay and carry in conduits the telephone and telegraph wires and cables of any other company, with permission to enter upon said strip for access thereto for all of the above purposes. The grantee and its successors and assigns shall have the right, but not the obligation, to improve and maintain said strip in a condition satisfactory to it.

Also as appurtenant to the land hereby conveyed, there is granted to the grantee, its successors and assigns, the right to pass and repass on foot or with vehicles over a so-called Jeep Trail, leading from the lot hereby conveyed, in an irregular line across land now or formerly of George C. Hall, and continuing across land of James B. Kalloch et als, and land of the City of Rockland, to the southwesterly line of Dodge Mountain Road,

all as shown on said plan, it being understood that the grantor George C. Hall grants this easement over said Jeep Trail insofar as it crosses land of said Kalloch et als and land of City of Rockland, only to the extent of his right, if any, to do so. The grantee its successors and assigns shall have the right, but not the obligation, to improve and maintain said Jeep Trail in a condition satisfactory to it.

Also, as a appurtenant to said land hereby conveyed, George C. Hall covenants and agrees with the grantee, its successors and assigns, that there shall never be erected, constructed or moved onto a certain strip of land lying westerly of the lot of land hereby conveyed, said strip thirty feet in width and being shown on said plan as "Limited Obstruction Zone", any structures whatever, and that the grantee its successors and assigns shall have the right to clear trees, bushes and any growth whatsoever from said Limited Obstruction Zone.

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 23, 2009 and in Knox County Registry of Deeds in Book 4197, Pages 191 - 193.

PARCEL 2

Property Address: Rockville Street

Town/City: Rockport

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

Beginning at an iron pin set in the ground in the southerly side line of the Rockville Road, so-called, said pin being at a point which is seven hundred seven and one half (707 ½) feet westerly of the northeasterly corner of land now or formerly of Earl C. Randall and Louise M. Randall, thence from said starting point at said pin, running South 9° 27' West by other land of said Earl C. Randall and Louise M. Randall, one hundred (100) feet to another iron pin set in the ground; thence turning and running North 83° 45' West by other land of said Earl C. Randall and Louise M. Randall one hundred (100) feet; thence turning and running North 9° 27' East by other land of said Earl C. Randall and Louise M. Randall, one hundred (100) feet to said side line of said Rockville Road; thence turning and running South 83° 45' East in said side line of said Rockville 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 December 23, 2009 and in Knox County Registry of Deeds in Book 4197, Pages 194-195.

PARCEL 3

Property Address: Beechwood Street

Town/City: Warren

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

Beginning on the northwesterly side line of the Upper Beechwood Road so-called, at an iron bolt set in the ground (said bolt being 553 feet northeasterly of the center of Peabody Brook) thence from said bolt running North 72° 35' West by other land now or formerly of Henry A. Erickson and Rina G. Erickson one hundred (100) feet to another iron bolt set in the ground; thence turning and running North 17° 25' East by other land of said Henry A. Erickson and Rina G. Erickson one hundred (100) feet to another iron bolt set in the ground; thence turning and running South 72° 35' East by other land of said Henry A. Erickson and Rina G. Erickson one hundred (100) feet to said northwesterly side of said road; thence turning and running South 17° 25' West by said northwesterly side line of said road one hundred (100) feet to 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 23, 2009 and in Knox County Registry of Deeds in Book 4197, Pages 189 - 190.

KNOX SS: RECEIVED

AUG 02, 2013
at 12:35P
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS