



BK 16664 PGS 742 - 749
INSTR # 2013038130
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08/02/2013 02:28:34 PM
DEBRA ANDERSON
REGISTER OF DEEDS

100 Coastal Maine
90 Exchange St
Lynn MA 01901

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

[Signature Page Follows]

Maine R.E. 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

Nina B. Ritch
Name: Nina B. Ritch

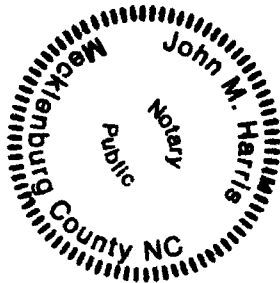
By: *[Signature]*
Name: Peter G. Nixon
Title: Executive Vice President

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,

John M. Harris
Notary Public
Printed Name: John M. Harris

My commission expires March 5, 2017.

EXHIBIT A

PARCEL 1

Property Address: Route 202

Town/City: Alfred

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

Beginning at an iron set in the ground in the northerly side line of Federal Highway No. 202 at the southwesterly corner of land now or formerly owned or occupied by Harry F. Maddox; thence running North 35° 30' East in the northwesterly line of said Maddox' land one hundred (100) feet to another iron set in the ground; thence running North 80° 23' 30" West along land now or formerly of Albert Yates and Evelyn Yates one hundred (100) feet to another iron set in the ground; thence running South 35° 30' West along other land of said Albert Yates and Evelyn Yates one hundred (100) feet to another iron set in the ground in the northerly side line of said Federal Highway No. 202; thence running South 80° 23' 30" East in said northerly 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 3, 2008 and in York County Registry of Deeds in Book 15386, Pages 0134 - 0152, Parcel 2.

PARCEL 2

Property Address: Alfred Road

Town/City: Arundel

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

Beginning in the southerly side line of State Highway Route 111 at an iron set in the ground at a point which is three hundred forty-one and eight hundredths (341.08) feet westerly of a monument in said side line of said highway and in the northerly line of land of Frank L. Kimball; thence from said point of beginning running South 19° 25' West along line of land now or formerly of Byron F. Kimball eighty (80) feet to another iron set in the ground; thence running North 70° 35' West one hundred (100) feet along other land of said Byron F. Kimball to another iron set in the ground; thence running North 19° 25' East along other land of said Byron F. Kimball eighty (80) feet to another iron set in the ground in said southerly side line of said highway; thence running South 70° 35' 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 recorded on April 3, 2008 and in the York County Registry of Deeds in Book 15386, Page 0134 – 0152, Parcel 3.

PARCEL 3

Property Address: 33 Depot Road

Town/City: Lebanon

A certain lot or parcel of land situated in the Town of Lebanon in the County of York and State of Maine on the easterly side of the highway running from East Lebanon to Hanscom Corner and bounded and described as follows:

Commencing at the intersection of said highway and the northwesterly corner of land now or formerly of Frank H. Gerrish; thence northwesterly along said highway a distance of approximately sixty (60) feet to the southwesterly corner of the Hart family cemetery lot; thence northeasterly along the southerly bound of said cemetery lot a distance of fifty (50) feet; thence in a southeasterly direction parallel to said highway to the northerly bound of said land of said Gerrish; thence in a southwesterly direction along the northerly bound of land of said Gerrish 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 3, 2008 and in York County Registry of Deeds in Book 15386, Pages 0134 – 0152, Parcel 12.

PARCEL 4

Property Address: Alfred Road

Town/City: Lyman

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

Beginning in the southerly side line of State Highway No. 111 at an iron pin set in the ground at the northeasterly corner of land owned or occupied by Winifred Ricker; thence running South 79° 15' East one hundred (100) feet to a drill hole in a ledge in the said southerly line of said highway No. 111; thence running South 10° 45' West along other land now or formerly of Albion H. Nutting one hundred (100) feet to another iron pin set in the ground; thence running North 79° 15' West along other land of said Albion H. Nutting one hundred eighty-one and fifty hundredths (181.50) feet to another iron pin set in the ground in the southeasterly line of said Ricker land; thence running North 49° 56' East in said southeasterly line of said Ricker land one hundred twenty-nine and one hundredths (129.01) 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 January 4, 2010 and in York County Registry of Deeds in Book 15790, Pages 819 - 820.

PARCEL 5

Property Address: 257 Old New County Road

Town/City: Saco

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

Beginning at an iron, driven into the ground at a point on the easterly side line of the New County Road, in Saco, Maine, said point being ten hundred and sixty-five and five tenths (1065.5) feet on a course of S 32° 24' E from a large elm tree which stands near the northeast corner of the new County Road and the Louden or Lowden Road; said tree and corner is eleven hundred and eighty-one and seven tenths (1181.7) feet on a course of S 23° 24' E from the south face of the inshore abutment of the bridge over the Saco River, said abutment being at the Biddeford and Saco Town Line, and the point on the abutment is at the westerly side of the traveled way; thence from said point of beginning N 65° 32' E., and by land of Henry I. Gonville, a distance of seventy and two tenths (70.2) feet to an iron; thence S 38° 30' E, and by land now or formerly of said Henry I. Gonville, a distance of one hundred forty and five tenths (140.5) feet to an iron; thence S 62° 44' W, and by land of said Gonville, a distance of one hundred twenty-six and eight tenths (126.8) feet to an iron in the easterly side line of said New County Road, said iron being seven hundred and eighty (780) feet northerly by said New County Road from a wire fence which marks the southerly boundary of land of said Gonville; thence N 15° 42' W, and by said easterly side line of said New County Road, a distance of one hundred forty-four and seven tenths (144.7) feet to the iron at the point of beginning.

Together with all right, title, and interest in and to the land, if any, lying between the last mentioned bound of the above described lot and said New County Road.

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 3, 2008 and in York County Registry of Deeds in Book 15386, Pages 0134 – 0152, Parcel 17.

PARCEL 6

Property Address: Hooper Hill Road

Town/City: Waterboro

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

Beginning at an iron set in the ground in the northerly side line of the Hooper Hill Road, at a point 0.26 miles easterly of the Deering Ridge Road; thence from said iron running North 9° 24' West along the easterly line of land now or formerly of Edith I. Hughey, two hundred (200) feet to another iron set in the ground; thence turning and running North 61° 37' East along the southeasterly line of other land of said Hughey, one hundred sixty-four and sixty-six hundredths (164.66) feet to another iron set in the ground at a stone wall at the westerly line of land now owned or occupied by one Plummer; thence turning and running South 9° 25' East along said stone wall and in the westerly line of said Plummer's land two hundred (200) feet to another iron set in the ground in the northerly side line of said Hooper Hill Road; thence turning and running South 53° 41' West in said side line of said Road ninety-one and forty-nine hundredths (91.49) feet to another iron set in the ground at an angle in said side line of said Hooper Hill Road; thence running South 71° 11' West along said side line of said Road seventy-five and eighteen hundredths (75.18) 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 3, 2008 and in York County Registry of Deeds in Book 15386, Pages 0134 – 0152, Parcel 20.

PARCEL 7

Property Address: Horace Mills Road

Town/City: Wells

A certain lot or parcel of land situated in Wells, in the County of York, State of Maine, on the westerly side of the Oak Hill Road, so-called, bounded and described as follows:

Beginning at the intersection of the town line between said Wells and Sanford, in said County with said Oak Hill Road, said point being marked by a pipe and stones at or near the westerly bound of said Road; thence southerly by said Oak Hill Road a distance of one hundred seventy-six and nine tenths feet (176.9) to a point at or opposite a pipe and stones; thence westerly through said pipe a distance of one hundred feet (100) to a pipe marking the southwest corner of the lot herein described; thence northerly one hundred feet (100) to or through a pipe to the said Wells-Sanford Town Line; thence easterly by said Town Line a distance of one hundred twenty-six and one tenth feet (126.1) 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 3, 2008 and in York County Registry of Deeds in Book 15386, Pages 0134 – 0152, Parcel 22.

PARCEL 8

**Property Address: 61 Ferry Lane South
Town/City: York**

A certain lot or parcel of land with the buildings and improvements thereon, situated on the southeasterly side of Ferry Lane in the Town of York, County of York and State of Maine, bounded and described as follows:

Beginning at a point in said southeasterly side line of Ferry Lane, said point being at an iron near the now or formerly New England Telephone and Telegraph Company pole number 161; thence north fifty-eight (58) degrees east in the southeasterly line of said Ferry Lane, one hundred (100) feet to another iron; thence turning and running south thirty-two (32) degrees east by land now or formerly of Isabella G. Breckinridge, one hundred (100) feet to an iron; thence turning and running south fifty-eight (58) degrees west one hundred (100) feet to another iron; thence north thirty-two (32) degrees west by land of said Isabella G. Breckinridge one hundred (100) feet to the iron at 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 3, 2008 and in York County Registry of Deeds in Book 15386, Pages 0134 – 0152, Parcel 25 – Lot 1.

PARCEL 9

**Property Address: 80 Mountain Road
Town/City: York**

A certain lot or parcel of land situated on the southwesterly side of Agamenticus Road in the Town of York, County of York and State of Maine, bounded and described as follows:

Beginning at a point in the southwesterly side line of said Agamenticus Road, said point being the intersection of the southwesterly side line of Agamenticus Road with the northwesterly boundary of a thirty (30) foot right of way now or formerly of said New England Telephone and Telegraph Company; thence running in a southeasterly direction by said side line of Agamenticus Road, one hundred (100) feet to a point; thence turning at right angles and running in a southwesterly direction by land now or formerly of Carol B. Trafton, one hundred (100) feet to a point; thence turning at right angles and running in a northwesterly direction by land of said Carol B. Trafton and parallel to the southwesterly side line of Agamenticus Road, one hundred (100) feet to a point; thence turning at right angles and running in a northeasterly direction by land of said Carol B. Trafton one hundred (100) feet to a point which is 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 3, 2008 and in York County Registry of Deeds in Book 15386, Pages 0134 – 0152, Parcel 25 – Lot 2.