

After Recording, Return To:
Fair Point Communications Inc.
521 E. Morehead St., Suite 250
Charlotte, NC 28202
Attn: John Harris

DEED

Effective as of March 31, 2008, Verizon New England Inc. a New York Corporation formerly known as New England Telephone and Telegraph Company, sometimes formerly doing business as NYNEX, Bell Atlantic, Canterbury and Loudon Telephone Company, Carroll County Telephone Company, Central New Hampshire Telephone Company, Central Telephone Company, Connecticut Valley Telephone Company, Inc Coos Telephone Company, Granite State Telephone Company and White Mountain Telephone & Telegraph Company, a New York Corporation, of 125 High Street Boston, MA, for consideration paid, transfers and grants to Northern New England Telephone Operations LLC, a limited liability company organized under the laws of the State of Delaware with a mailing address of P.O. Box 1509, Bangor, ME all of its right, title and interest, if any, in the following, without any covenants whatsoever:

A certain tract or parcel of land, with the buildings and improvements thereon, situated in the County of Knox, State of Maine, Being the same property conveyed to New England Telephone and Telegraph Company by **GEORGE C. HALL** on recorded in Book 299 Page 254 of the Real Property records of August 18 1947 County described therein as follows:

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** to be **filed in Knox Registry of Deeds**, at the time of **the recording of this deed**. 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 and 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 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 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 of grantor, 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 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 appurtenant to said land hereby conveyed, the grantor 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, brushes and any growth whatsoever from said Limited Obstruction Zone.

Meaning and intended to convey all right title and interest of Grantor in all the real property interests it owns in such county whether or not it is specifically identified and described above.

[Signature Page Follows]

DATED this 2nd day of November, 2009.

VERIZON NEW ENGLAND INC.
formerly known as New England Telephone and Telegraph Company

By: J. Goodwin Bennett
J. Goodwin Bennett
its Authorized agent

STATE OF NEW JERSEY
COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me this 2nd day of November, 2009, by J. Goodwin Bennett, the authorized agent, of Verizon New England Inc. formerly known as New England Telephone and Telegraph Company, a New York Corporation, on behalf of the Corporation.

JoAnne Ardisson

Notary Public

Printed Name:

My Commission Expires:

SEAL

(SEAL)

JoAnne Ardisson
Notary Public, State of New Jersey
My Commission Expires
July 13, 2011

KNOX SS: RECEIVED

Dec 23, 2009
at 12:05P
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS