

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS that I, **RICHARD H. STOWELL, TRUSTEE OF UNITED TIMBER CORP. LIQUIDATING TRUST**, of P.O. Box 834, Wilton, Maine 04294, for consideration paid, does hereby grant to **REBECCA A. ERRINGTON** and **NANCY E. CROSBY** of 14 Ripley Road, Raymond, Maine 04071, with Quitclaim Covenant, as joint tenants, a certain lot or parcel of land located in the Town of Weld, Franklin County, State of Maine described as follows, to wit:-

A certain lot or parcel of land located in the Town of Weld containing Sixty-Six and Forty Hundredths (66.40) Acres, more or less being situated easterly of West Side Road and bounded on the West thereby and also being situated in Lot 11, Range 6 and Lot 12, Range 6 according to the original lotting plan of the Town of Weld bounded as follows:

Beginning at the centerline of the Camp Road (said road also identified by the Town of Weld as Fire Lane 26 (but subsequently in this deed referred to simply as the "Camp Road") at its junction with the easterly sideline of West Side Road at the southwesterly corner of the premises herein conveyed; thence in a northerly direction along the easterly sideline of West Side Road for a distance of Eighteen (18) Feet, more or less, to an iron pin set in the ground; thence through said pin and continuing in a northerly direction, as the course may be, along the easterly sideline of West Side Road for a distance of Nine Hundred Two and Seventy-Four Hundredths (902.74) Feet to an iron pin set in the ground on the southerly sideline of the Maude York Camp Road; thence through said pin and continuing along the easterly sideline of West Side Road for a distance of Sixteen and One-Half (16 1/2) Feet, more or less, to the centerline of said Maude York Camp Road at the northwesterly corner of the premises herein conveyed, said Maude York Camp Road leading to the York camp lot situated on the westerly shore of Webb Lake; thence in an easterly direction, as the course may be, along the centerline of the Maude York Camp Road, being line of land being retained by United Timber Corp. Liquidating Trust, for a distance of Three Hundred Sixty-Five (365) Feet, more or less, thence on a bearing of North Eighty Degrees Fifty-Five Minutes Thirty-Six Seconds East (N 80° 55' 36" E) along line of land being retained by United Timber Corp. Liquidating Trust for a distance of Twenty-Two (22) Feet, more or less, to an iron pin set in the ground; thence through said pin and continuing on a bearing of North Eighty Degrees Fifty-Five Minutes Thirty-Six Seconds East (N 80° 55' 36" E) along line of land being retained by United Timber Corp. Liquidating Trust for a distance of One Thousand Nine Hundred Fifty-Five and Two Hundredths (1,955.02) Feet to an iron pin set in the ground on the westerly shore of Webb Lake on the northerly line of the premises herein conveyed; thence through said pin and continuing on a bearing of North Eighty-Degrees Fifty-Five Minutes Thirty-Six Seconds East (N 80° 55' 36" E) along line of land being retained by United Timber Corp. Liquidating Trust to the low water mark on the westerly shore of Webb Lake; thence in a southerly direction as the course may be along a meander line, said meander line being the low water mark on the westerly shore of Webb Lake, for a distance of Six Hundred (600) Feet, more or less to a corner; thence on a bearing of South Fifty-Two Degrees Forty-Six Minutes Fifty-Nine Seconds West (S 52° 46' 59" W) along line of land being retained by United Timber Corp. Liquidating Trust for a distance of Four Hundred Sixty-Four and Sixty Hundredths (464.60) Feet to an iron pin to be set in the ground; thence on a bearing of South Thirty-Nine Degrees Twenty-Two Minutes Twelve Seconds East (S 39° 22' 12" E) along line of land being retained by United Timber Corp. Liquidating Trust for a distance of Six Hundred Thirty-One and Eighty-Six Hundredths (631.86) Feet to an iron pin set in the ground on the northerly sideline of Snowman Cove Road which said road leads from the Camp Road as hereinafter described to the Snowman Cove Shore lots situated on the westerly shore of Webb Lake; thence through said pin and continuing on a bearing of South Thirty-Nine Degrees Twenty-Two Minutes Twelve Seconds East (S 39° 22' 12' E) for a distance of Sixteen and One-Half (16 1/2) Feet, more or less, to the centerline of said Snowman Cove Road; thence in a westerly direction as the course may be along the centerline of said Snowman Cove Road to the junction of the aforesaid Camp Road, said Camp Road leading from West Side Road at the southwesterly corner of the premises herein conveyed to the West Shore camp lots situated on the westerly shore of Webb Lake; thence continuing through said junction in a westerly direction as the course may be along the centerline of said Camp Road for a total distance along Snowman Cove Road and the Camp Road of Two Thousand Four Hundred Ninety (2,490) Feet, more or less, to the point of beginning.

Maine Real Estate
Transfer Tax Paid

ALSO CONVEYING a certain right of way for the purpose of pedestrian and vehicular traffic over that section of the Maude York Camp Road has not hereinabove been otherwise conveyed herein. The right of way and easement conveyed in this paragraph shall therefore run from the centerline of said Maude York Camp Road to a point Sixteen and One-Half (16 1/2) Feet northerly of the centerline thereof and parallel therewith and therefore running a length of approximately Three Hundred Sixty-Five (365) Feet, more or less. EXCEPTING AND RESERVING, NEVERTHELESS, to the grantor herein and the grantor's successors and assigns a right of way and easement for the same purposes Sixteen and One Half (16-1/2) feet wide and running southerly therefrom and parallel thereto and also running the distance of Three Hundred Sixty-Five (365) Feet, more or less, in length. The interests both conveyed as well as EXCEPTED AND RESERVED herein in the Maude York Camp Road are also shared with the heirs of Maude A. York, their heirs and assigns and the grantor herein its successors and assigns and being a section of the same right of way conveyed to Maude A. York by Augustus G. Masterman and Cola A. Conant by deed of July 16, 1919 and recorded in the Franklin County Registry of Deeds in Book 197, Page 170.

ALSO CONVEYING a right of way for the purpose of pedestrian and vehicular traffic together with the right to install and maintain electric and utilities lines both over and above the ground over and across such portion of the Snowman Cove Road and the aforesaid Camp Road running from the centerline of said roads to a point Sixteen and One-Half (16 1/2) Feet southerly thereof and parallel therewith this therefore being such portions of the Snowman Cove Road and the so-called Camp Road as abut the foregoing premises that were not otherwise conveyed herein, the fee being retained by the grantor herein in the southerly half of said roads.

EXCEPTING AND RESERVING to the grantor herein and the grantor's successors and assigns a right of way for the purpose of pedestrian and vehicular traffic together with the right to install and maintain electric and utility lines, both over and above the ground, over and across the northerly half of said Snowman Cove Road and the northerly half of said Camp Road, the fee in said northerly half of said roads having otherwise been conveyed above and therefore it being necessary for the grantor herein and the grantor's successors and assigns to have the aforesaid right of way for the aforesaid purposes.

With respect to the easements both excepted and reserved as well as conveyed above it is hereby understood and agreed that due to the size of the premises benefited by both the exception and reservation clauses as well as by the easement conveyance clauses that overburdening principles in the law of easements shall not preclude further division of said benefited properties.

ALSO EXCEPTING AND RESERVING whatever rights the general public may have in and to the West Side Road right of way.

FURTHER EXCEPTING AND RESERVING such portion of the easement conveyed by Timberlands to Central Maine Power Company dated March 15, 1971 recorded at Book 434, Page 314, Franklin Registry of Deeds as may cross a portion of the foregoing premises.

That part of this parcel which is situated in the North part of Lot 12, Range 6 and in the north part of Lot 11, Range 6 was conveyed to Timberlands, Inc. by Stowell MacGregor Corp. by deed dated March 2, 1937 and recorded in the Franklin County Registry of Deeds in Book 263, at Page 409. For further reference see a certain Trust Indenture between N.S. Stowell and N.S. Stowell & Co., Inc. dated January 1, 1919 and recorded in the Franklin County Registry of Deeds in Book 208, at Page 49. These premises are part of Parcel No. 17 in said Trust Indenture being a part of the premises conveyed to Newton S. Stowell by Lizzie S. McLaughlin by deed dated October 24, 1914 and recorded in the Franklin County Registry of Deeds in Book 194, at Page 162.

That part of this parcel which is situated in the South part of Lot 12, Range 6 and in the South Part of Lot 11, Range 6 was conveyed to Timberlands, Inc. by the heirs of Newton S. Stowell by the following deeds recorded in the Franklin County Registry of Deeds:-

United Timber Corp. Liquidating Trust to Rebecca A. Errington, et al.
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1. Angie H. Stowell to Timberlands, Inc. December 31, 1946; Book 297, Page 495;
2. Arthur N. Stowell et als. to Timberlands, Inc. December 31, 1946; Book 297, Page 492;
3. Ruth A. Stowell, Guardian of Harriet A. Stowell, to Timberlands, Inc. December 16, 1946; Book 297, Page 487;
4. Thomas P. Holt, Guardian of Thomas P. Holt, Jr. to Timberlands, Inc. December 27, 1946; Book 297, Page 489.

These premises are part of the fourth parcel as described and conveyed in the above deeds.

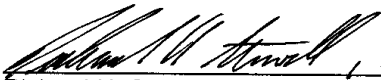
Timberlands, Inc. was merged into United Timber Corp. by Articles of Merger dated December 19, 1985 and recorded in the Franklin County Registry of Deeds in Book 880, at Page 243.

The premises herein conveyed were excepted and reserved in a deed from United Timber Corp. to Buckfield Timber LLC, said deed dated December 30, 1998 and recorded in the Franklin County Registry of Deeds in Book 1814, at Page 126. These premises were also excepted and reserved in a deed from United Timber Corp. to New River Franklin Limited, said deed dated December 30, 1998 and recorded in the Franklin County Registry of Deeds in Book 1814, at Page 69, being part of Parcel 1 of Stowell Farm as described in Exhibit B to the aforesaid deeds.

For further reference see a deed from United Timber Corp. to Richard H. Stowell as Trustee of United Timber Corp. Liquidating Trust, said deed dated December 28, 1999 and recorded in the Franklin County Registry of Deeds in Book 1902, at Page 227.

These premises are conveyed subject to classification under Maine's Tree Growth Tax Law.

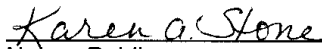
WITNESS my hand and seal this 14th day of MARCH, 2002.


Richard H. Stowell, Trustee of United Timber Corp. Liquidating Trust

State of Maine
Franklin, SS.

March 14, 2002

Personally appeared the above-named Richard H. Stowell in his said capacity as Trustee of United Timber Corp. Liquidating Trust and acknowledged the foregoing to be his free act and deed in his said capacity, before me,


Notary Public
Name: Karen A. Stone
Comm. Expires Notary Public, Maine
My Commission Expires December 10, 2004

SEAL