

QUITCLAIM DEED

CONFIDENTIAL

(with covenant)

14000

Moxie Gore
11/10/88

Non operating
property

No
Maine Real Estate
Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS, that T-M CORPORATION, a corporation organized and existing under the laws of the State of Maine, and having a place of business at RFD #1, Box 2140, Skowhegan, County of Somerset and State of Maine 04976, for consideration paid, grants to CENTRAL MAINE POWER COMPANY, a corporation organized and existing under the laws of the State of Maine, and having its principal place of business at Edison Drive, Augusta, County of Kennebec and State of Maine, certain lots or parcels of land and certain rights and easements in and to other lots and parcels of land situated in T1 R5 BKP EKR, Moxie Gore, County of Somerset, State of Maine, more particularly located and described as follows:

1. That part of the hereinafter described lot or parcel of land which is not located within the boundaries of a certain lot or parcel of land conveyed to this Grantee as part of the premises described in paragraph numbered 12 in deeds to this Grantee from Walter S. Wyman et al., from Bessemere Securities Corp., from Realty Operators Corp. and from Gordon D. Harriman and recorded in said Registry in Book 434 Page 98, Book 536 Page 135, Book 536 Page 131, and Book 536 Page 141 respectively, and more particularly described in paragraph numbered third in a deed from Louise H. Coburn et al. to Fidelity Trust Company dated January 15, 1920 and recorded in said Registry in Book 351 Page 564, sometimes known as the "Lot at Moxie Lower Dam", containing 82 acres:

Beginning at a point in the northerly sideline of said The Forks - Moxie Highway at other land of the Grantee; thence N 00° 00' 00" E a distance of 1,729.35 feet to a point in the southerly bank of Moxie Stream; thence continuing on the same course crossing said Moxie Stream a distance of 157.26 feet to a point on the northerly bank of said Moxie Stream; thence continuing on the same course of N 00° 00' 00" E a distance of 995.21 feet to a point; thence N 90° 00' 00" E a distance of 811.14 feet to a point; thence S 43° 05' 34" E a distance of 684.70 feet to a point on the northerly bank of said Moxie Stream; thence S 03° 45' 54" E and crossing said Moxie Stream a distance of 2,131.37 feet to a point in the northerly sideline of said The Forks - Moxie Highway; thence in a general westerly direction by said sideline of said highway to the point of beginning. Containing 82 acres more or less. See plan entitled "Standard Boundary Survey, Survey Plan land of T-M Corporation area IX, Parcels 1-13 Moxie Gore T1 R5 BKP EKR, Somerset County, Maine" recorded in Somerset County Registry of Deeds in Plan File B-88 Page 070.

The intent of this grant is to establish new boundary lines to the original lot known as "Lot at Moxie Lower Dam". Also see deed from this Grantee to this Grantor, of even date, for further reference to this lot or parcel of land.

Reserving to the Grantor its successors and assigns the right to travel over, along and across a road as now located on said parcel of land and extending from said The Forks - Moxie highway in a general

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northerly direction and crossing said Moxie Stream to the northerly boundary of the above described parcel of land.

2. A strip of land three hundred (300) feet in width extending from the easterly sideline of the above described parcel No. 1. in a general easterly direction to the Moxie Gore - The Forks town line. The northerly sideline of said 300 foot strip of land being more particularly located and described as follows:

Beginning at an iron rod in the easterly sideline of the above described parcel no. 1 said iron rod being S 03° 46' 54" E, 685.30 feet from an iron rod set in a line 25 feet southerly of the southerly high water mark of Moxie Stream; thence S 78° 49' 34" E a distance of 6869.29 feet to an iron rod; thence S 29° 13' 56" E to a point in the Moxie Gore - The Forks town line at a northeasterly corner of a 300 foot strip of land conveyed to this Grantee by Great Northern Paper Company by deed recorded in said registry in Book 554 Page 474.

The southerly sideline of said 300 foot strip being parallel to and 300 feet southerly from the above described northerly sideline.

3. A strip of land three hundred (300) feet in width extending from a northerly sideline of the above described parcel no. 1 in a general northwesterly and westerly direction to the easterly sideline of a 1000 foot strip of land of the Grantee situated along the easterly side of the Kennebec River. The northerly sideline of said 300 foot strip of land being more particularly located and described as follows:

Beginning at an iron rod in said northerly sideline of the above described parcel no. 1 said iron rod being N 90° 00' 00" E a distance of 311.86 feet from the northwesterly corner of said parcel no. 1; thence N 15° 51' 17" W a distance of 1697.57 feet to an iron rod; thence N 63° 44' 58" W a distance of 2488.94 feet to an iron rod; thence N 85° 55' 60" W to a point in the easterly sideline of said 1000 foot strip of land of the Grantee.

The southerly sideline of said 300 foot strip being parallel to and 300 feet southerly from the above described northerly sideline.

Reserving to the Grantor, its successors and assigns, the right to cross the above described strips of land on foot and with vehicles at such times and such places as will not in any way interfere with any use that the Grantee, its successors and assigns, may hereafter make of said strips. The place or places of such crossing shall be satisfactory to the Grantee. Grantor for its successors and assigns agrees to release, indemnify and hold harmless the Grantee, its employees, officers, directors, successors and assigns from and against any and all liabilities, penalties, claims, demands, damages, costs, expenses, and judgments of any kind or nature arising from or related to the use of the rights reserved in this paragraph by Grantor or others claiming use of such land by, through or under Grantor.

For further detail on the above described parcels 2 and 3 see said plans entitled "Standard Boundary Survey, Survey Plan land of TM Corporation Area VIII and Area IX Moxie Gore, T1 R5 BKP EKR Somerset County Maine" by Timberline Land Surveying, Inc., Skowhegan, Maine, recorded in said Registry in Plan File B88, Pages 69 and 70.

4. Also hereby conveying to the Grantee, its employees, agents, contractors, subcontractors, successors, assigns a non-exclusive right to use, maintain, improve and travel over, along and across roads as now located on land of the Grantor and to construct, use and maintain new roads extending from the present termination of said roads as now located, to the easterly sideline of said 1000 foot

strip of land of the Grantee on the easterly side of said Kennebec River, in five (5) separate locations, all as indicated on a plan entitled "Boise Cascade Paper Group, New England Region, Rumford Mill, Forest Stand Map Moxie Gore (T1 R5 BKP EKR) Somerset County Maine" prepared by James W. Sewall Company attached hereto as Exhibit A and made a part hereof. *Use of said right to be limited to Grantee's business purposes.*

One of said roads being the Carry Brook Road, so called, extending from the westerly sideline of the Harris Road, so called, in a general westerly direction to the easterly sideline of said 1000 foot strip of land of the Grantee.

5. Also hereby conveying to the Grantee, its successors and assigns, the non-exclusive right to use any roads as now located or to be constructed in said Moxie Gore provided that said use shall not unreasonably interfere with the Grantor's its successors and assigns, use of said roads.
6. Also hereby conveying to the Grantee, its successors and assigns, the right to take gravel or other earth material, without charge, from any existing pit or any pit which may be developed by the Grantor, its successors and assigns located in said Moxie Gore, for use in constructing and maintaining roads within Moxie Gore as described above.

Reserving to the Grantor, its successors and assigns, the right to use any roads constructed or maintained by the Grantee, its successors and assigns.

7. Also hereby conveying to the Grantee its successors and assigns any and all timber rights or any other rights which the Grantor may have in and to any land described above and also any timber rights or any other rights in and to land retained by Central Maine Power Company as described in a deed from said Central Maine Power Company to T-M Corporation of even date to be recorded in said Registry.
8. Also hereby conveying to the Grantee, its successors and assigns, the perpetual right and easement on Grantor's land situated in T1 R5 BKP EKR Moxie Gore, Somerset County, State of Maine up to the eight hundred twenty foot (820') contour line on the easterly side of the Kennebec River to overflow and flood said land directly or indirectly, by backflow, seepage, erosion, inundation or otherwise by operation, control and discharge of the waters of the Kennebec River, or any of its tributaries, by means of any dam or dams owned or controlled by Grantee, its successors and assigns, as the same are now or hereafter may be constructed across the Kennebec River, or any of its tributaries, without liability on the part of Grantee, its successors or assigns, to the Grantor, its successors and assigns.

TO HAVE AND TO HOLD, the same together with all the privileges and appurtenances thereunto belonging, to the said Central Maine Power Company its successors and assigns forever.

And Grantor does covenant with the said Grantee, its successors and assigns that it shall and will warrant and defend the land and rights conveyed herein to the Grantee, its successors and assigns forever, against the lawful

claims and demands of all persons claiming by, through or under it.

IN WITNESS WHEREOF, the said T-M Corporation has caused these presents to be executed and delivered and its corporate seal to be hereto affixed by the undersigned, hereto duly authorized, this 10th day of November 1988.

Signed, Sealed and Delivered
in presence of

T-M CORPORATION

Stan L. Dahl

By: [Signature]
Its President

STATE OF MAINE
Kennebec ss.

November 10, 1988.

Personally appeared the above named Garvey R. Merrill and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said T-M Corporation.

Before me,

[Signature]
Notary Public Richard Edwards
RICHARD EDWARDS

RECEIVED SOMERSET SS
1988 NOV 18 AM 8:30
RECORDED FROM ORIGINAL

STATE OF MAINE
SOMERSET, ss REGISTRY OF DEEDS
Received _____
of _____ to _____
recorded in Vol. _____
Attest:
REGISTER

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