

001895

QUITCLAIM DEED WITH COVENANT

BK 2200PG 140

KNOW ALL MEN BY THESE PRESENTS, that, INTERNATIONAL PAPER REALTY CORPORATION, a Delaware corporation, having its principal office in Park Ridge, in the State of New Jersey, in consideration of One Dollar (\$1.00) and other valuable consideration paid by EASTBROOK TIMBER COMPANY, INC., whose mailing address is P. O. Box 215, West Enfield, Maine 04493, the receipt whereof it does hereby acknowledge, does hereby REMISE, RELEASE, BARGAIN, SELL and CONVEY, and FOREVER QUIT-CLAIM unto the said unto said EASTBROOK TIMBER COMPANY, INC., its heirs, successors and assigns forever, the real estate described in Exhibit A attached hereto and made a part hereof.

SUBJECT ONLY TO all matters set forth on Exhibit B attached hereto, and by this reference made a part hereof.

RESERVING unto the Grantor, its successors and assigns, an interest in minerals more particularly described in Exhibit B-1 attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said EASTBROOK TIMBER COMPANY, INC., its heirs, successors and assigns, forever.

The said grantor corporation does COVENANT with the said EASTBROOK TIMBER COMPANY, INC., that it will WARRANT and FOREVER DEFEND the premises to the said grantee, its heirs, successors and assigns, against the lawful claims and demands of all persons claiming by, through or under it.

IN WITNESS WHEREOF, the International Paper Realty Corporation has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

J. H. Ronnie, JR., its  
President thereunto duly authorized,  
this 1 day of December, in the year of our Lord one thousand nine hundred and ninety-four.

SIGNED, SEALED AND DELIVERED  
in the presence of

Kathleen M. Wellen

INTERNATIONAL PAPER REALTY  
CORPORATION

By: J. H. Ronnie, JR.  
Name: J. H. Ronnie, JR.  
Title: President

MAINE REAL ESTATE  
TRANSFER TAX PAID

STATE OF NEW JERSEY

COUNTY OF BERGEN, ss.

December L, 1994

Personally appeared the above named J.H. Ronnis, Jr.,  
President of International Paper Realty Corporation and  
acknowledged the foregoing instrument, to be his free act and  
deed and the free act and deed of said corporation.

Before me,

Colette J. Borell  
NOTARY PUBLIC

Colette J. Borell  
Typed or Printed Name of  
Notary Public

COLETTE J. BORELL  
Notary Public, State of New Jersey  
My Commission Expires Nov. 14, 1998

EXHIBIT A

BK2200PG142

Thomas Farm Lot  
Byron, Oxford County, ME

In the town of Byron, Oxford County, Maine, a parcel of land described as follows: in range sixteen lot numbered thirteen (13).

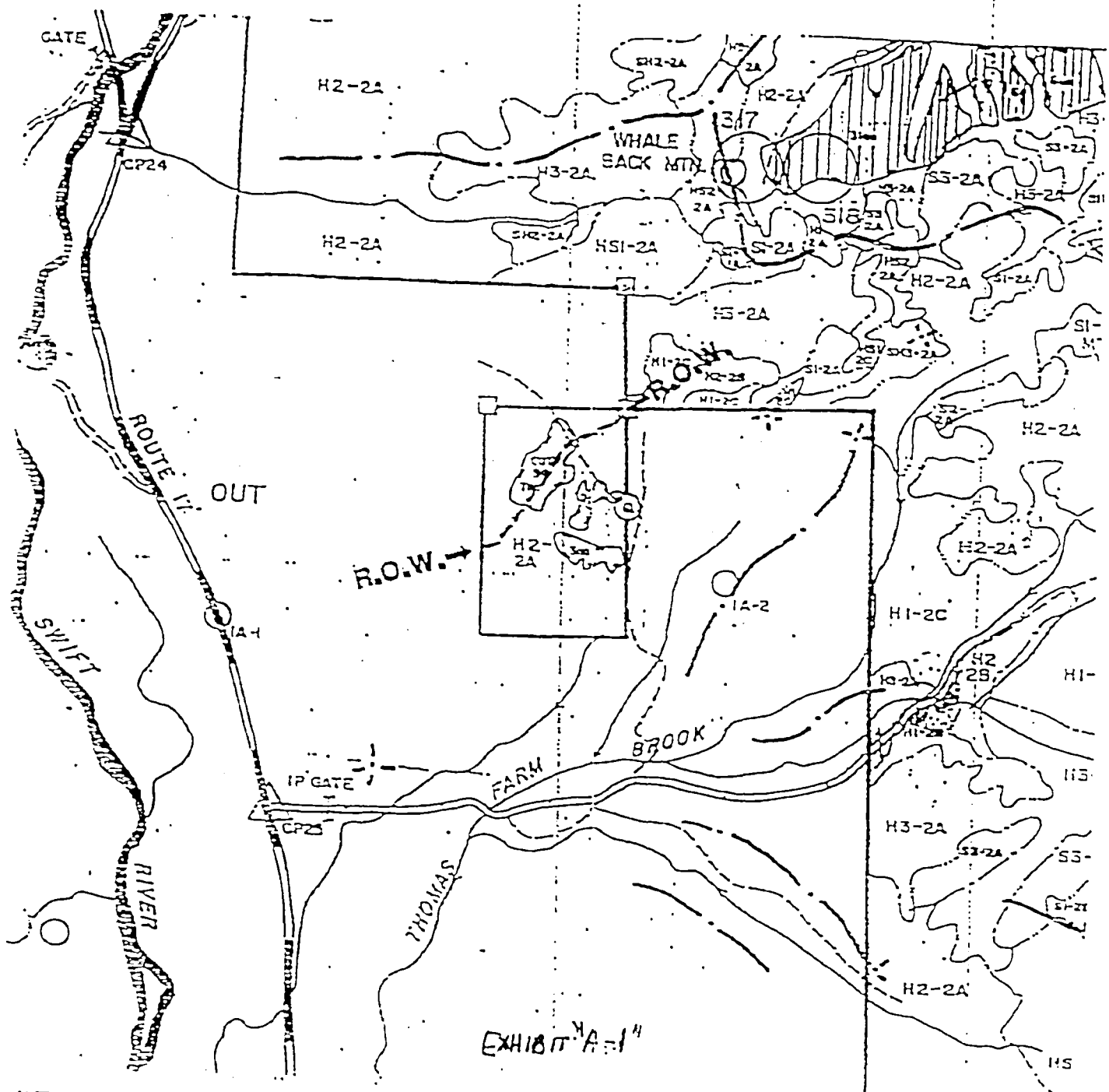
Being a portion of the lands conveyed by Confirmatory Deed between Umbagog Paper Company and American Realty Company for lands in Oxford County dated November 29, 1933; said deed recorded in Oxford County Registry of Deeds in Book 413 at Page 1.

Subject to and benefitted by that certain unrecorded Crossing Rights Agreement dated December 8, 1980, as amended by and between James River Corp., Boise Cascade, International Paper Company and the Pingree heirs.

Further, reserving unto Grantor, its successors and assigns, a right-of-way for purposes of ingress and egress across the premises at the approximate location as shown on the attached map.

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## EXHIBIT B

(a) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Premises;

(b) Real estate taxes, water rates and other governmental charges, if any, subject to adjustment as herein provided;

(c) Any liens for unpaid franchise taxes of any corporation in the chain of title to the Premises and liens for estate, inheritance or similar taxes of any person in the chain of title, and other title matters, provided that Grantee's title insurance company shall be willing to insure against collection of the same out of the Premises;

(d) Restrictions on Grantee's ability to build upon or use the Premises imposed by any current or future building or zoning ordinances or any other law or regulation of any governmental authority;

(e) Any state of facts which an accurate survey or an inspection of the Premises would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;

(f) All valid and outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession;

(g) All roll back taxes, if any, for any year and the current year's taxes, assessments and other charges of any kind or nature imposed upon or levied against or on account of the Premises by any governmental authority;

(h) All previous reservations, exceptions and conveyances of the oil, gas, associated hydrocarbons, minerals and mineral substances and royalty and other mineral rights and interests, together with the mineral reservation set forth on Exhibit B-1 attached hereto and made a part hereof;

(i) Standard title insurance exceptions in the State of Maine;

(j) Rights of parties or persons in possession of any portion of the Premises;

(k) All claims of governmental authorities in and to any portion of the Premises lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights; and

(l) Any and all restrictions on use of the Premises due to environmental protection laws, including, without limitation, wetlands protection laws, rules, regulations and orders.

EXHIBIT B

MINERAL RESERVATION LANGUAGE TO BE USED FOR  
STATE OF MAINE

There is hereby reserved to Grantor, its successors and assigns, and excepted from this conveyance, the following:

An undivided five percent (5%) non-participating royalty interest in the proceeds of any development of sand, clay and gravel, geothermal energy, metallic and non-metallic minerals, and all other mineral substances and ore deposits of any kind or character, without limitation by enumeration of the minerals expressly mentioned above, produced from the property, exclusive of all expenses incurred by Grantee, its successors or assigns, in such development.

This conveyance is subject to all outstanding mineral and/or royalty rights and interests shown of record on any of the property.

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RECEIVED  
RECORDED REGISTRY OF DEEDS  
95 FEB 14 AM 9:16  
OXFORD COUNTY  
*James C. Rich*