

QUITCLAIM DEED WITH COVENANT

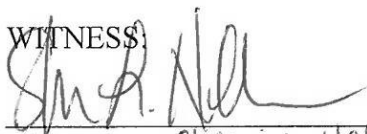
**Paul C. Fuller and Sandy L. Fuller** having a mailing address of 129 7th Street, Bangor, ME 04401 (together "Grantor" herein), for consideration paid, hereby grant to **SWEB DEVELOPMENT USA, LLC**, a Delaware limited liability company with a mailing address of PO Box 1791, Bangor, Maine 04402-1791 ("Grantee" herein), with quitclaim covenant, certain real property located in the Town of Clifton, Maine, being more particularly bounded and described on Exhibit A attached hereto and made a part hereof, and being a portion of the premises conveyed to Grantor herein by G&D Properties, Inc. by deed dated May 14, 2009 and recorded in the Penobscot County Registry of Deeds in Book 11762, Page 317.

The property granted hereby is further conveyed together with the benefit and burden, as the case may be, of all rights, easements, privileges, and appurtenances belonging to the property and such further rights and easements as are described on Exhibit A.

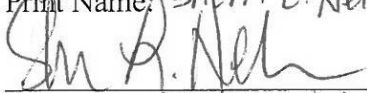
Dated as of November 21, 2016.

WITNESS our hands and seals this 21<sup>st</sup> day of November, 2016.

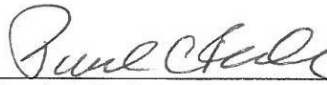
WITNESS:



Print Name: Sherri L. Nelson



Print Name: Sherri L. Nelson



Paul C. Fuller



Sandy L. Fuller



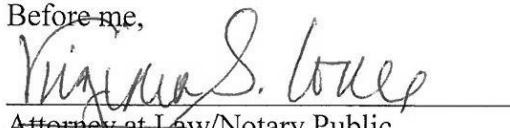
State of Maine

County of Kennebec, ss.

November 21, 2016

PERSONALLY APPEARED the above-named Paul C. Fuller and Sandy L. Fuller and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,



Attorney at Law/Notary Public

Commission Expires:

Print Name:

**VIRGINIA S. COULL**  
Notary Public, Maine

My Commission Expires October 1, 2020

## **EXHIBIT A**

### **Property Description Clifton, Penobscot County, Maine**

A certain lot or parcel of land situated on Pisgah Mountain, in the Town of Clifton, County of Penobscot, State of Maine, the bounds of which being more particularly described as follows:

**BEGINNING** at a  $\frac{5}{8}$ " iron rod found at the easterly most corner of land of Bangor Water District (BWD) as described in a quitclaim deed with covenant from Champion International Corporation dated July 14, 1999, recorded in Book 7111, Page 345 of the Penobscot County Registry of Deeds (PCRD);

**THENCE**, South 30° 33' 32" West, along the southeasterly line of said land of BWD, a distance of 777.58 feet to a  $\frac{5}{8}$ " iron rod found;

**THENCE**, South 32° 38' 01" East, along the northeasterly line of said land of BWD, a distance of 2,748.11 feet to a  $\frac{5}{8}$ " iron rod found;

**THENCE**, North 79° 56' 56" East, along the northerly line of said land of BWD, a distance of 469.73 feet to a  $\frac{5}{8}$ " iron rod found in the westerly line of land of Timothy Higgins and Diana Higgins as described in a warranty deed from Peter A. Lyford and Marcia J. Lyford dated July 13, 1998, recorded in Book 6749, Page 198 of the PCRD;

**THENCE**, North 10° 08' 45" West, along the westerly line of said land of Higgins, a distance of 1,666.03 feet to a  $\frac{5}{8}$ " capped (PLS #280) iron rod found at the southwesterly corner of land of G and D Properties, Inc. (GDP) as described in a warranty deed from Gary M. Pomeroy Logging, Inc. dated January 27, 2004, recorded in Book 9204, Page 247 of the PCRD;

**THENCE**, North 02° 12' 58" East, along the westerly line of said land of GDP, a distance of 978.39 feet to a point;

**THENCE**, South 88° 40' 33" East, along the northerly line of said land of GDP, a distance of 1,304.00 feet to a point;

**THENCE**, North 07° 20' 33" West, along the westerly line of said land of GDP, a distance 393.00 feet to a point;

**THENCE**, North 29° 14' 33" West, along the westerly line of said land of GDP, a distance of 2,461.01 feet to a point situated in the center of an existing road way;

**THENCE**, following the centerline of said existing road way by the following courses and distances: North 63° 41' 33" West, a distance of 15.69 feet;

North 55° 37' 37" West, a distance of 69.37 feet;  
North 62° 13' 04" West, a distance of 97.10 feet;  
North 59° 03' 30" West, a distance of 366.81 feet;  
Westerly, along a tangent curve to the left having a radius of 70.00 feet, an arc distance of 52.65 feet;  
South 77° 50' 38" West, a distance of 21.39 feet;  
South 84° 40' 20" West, a distance of 160.17 feet;  
South 88° 49' 58" West, a distance of 79.52 feet;  
South 81° 18' 59" West, a distance of 45.15 feet;  
South 76° 20' 56" West, a distance of 39.36 feet;  
South 58° 30' 47" West, a distance of 37.90 feet;  
South 40° 14' 22" West, a distance of 42.83 feet;  
South 21° 52' 48" West, a distance of 41.00 feet;  
South 10° 48' 21" West, a distance of 38.17 feet;  
South 02° 35' 07" East, a distance of 60.93 feet;  
South 19° 46' 44" East, a distance of 44.68 feet;  
South 34° 43' 34" East, a distance of 57.31 feet;  
South 40° 44' 54" East, a distance of 50.50 feet;  
South 50° 53' 38" East, a distance of 60.69 feet;  
South 47° 20' 50" East, a distance of 51.79 feet;  
South 42° 38' 37" East, a distance of 51.41 feet;  
South 35° 04' 50" East, a distance of 47.54 feet;  
South 28° 50' 23" East, a distance of 46.27 feet;  
South 22° 27' 08" East, a distance of 42.24 feet;  
South 15° 22' 58" East, a distance of 45.75 feet;  
South 09° 07' 20" East, a distance of 48.90 feet;  
South 05° 37' 24" East, a distance of 140.14 feet;  
South 08° 54' 03" East, a distance of 184.29 feet;  
South 08° 42' 47" East, a distance of 57.24 feet;  
South 14° 54' 13" East, a distance of 155.53 feet;  
South 18° 40' 49" East, a distance of 171.18 feet;  
South 22° 15' 03" East, a distance of 124.47 feet;  
South 30° 58' 46" East, a distance of 192.34 feet;  
South 27° 04' 27" East, a distance of 48.66 feet;  
South 22° 50' 21" East, a distance of 99.44 feet;  
South 27° 27' 39" East, a distance of 80.47 feet;  
South 20° 09' 34" East, a distance of 150.83 feet;  
South 18° 09' 22" East, a distance of 94.08 feet;  
South 24° 12' 23" East, a distance of 114.89 feet;  
South 18° 42' 57" East, a distance of 23.59 feet;  
South 23° 47' 38" East, a distance of 72.72 feet;  
Southeasterly, along a tangent curve to the left having a radius of 292.00 feet, an arc distance of 48.21 feet;  
South 33° 15' 15" East, a distance of 275.77 feet;  
Southwesterly, along a tangent curve to the right having a radius of 140.00 feet, an arc distance of 226.24 feet;  
South 59° 20' 10" West, a distance of 93.07 feet;  
Southwesterly, along a tangent curve to the left having a radius of 192.00 feet, an arc distance of 30.87 feet;  
South 50° 07' 26" West, a distance of 155.23 feet;

South 53° 57' 15" West, a distance of 156.72 feet;  
South 61° 30' 42" West, a distance of 44.08 feet;  
South 58° 08' 51" West, a distance of 145.45 feet;  
Southwesterly, along a tangent curve to the left having a radius of 298.00 feet, an arc distance of 73.16 feet;  
South 44° 04' 50" West, a distance of 56.12 feet;  
Westerly, along a tangent curve to the right having a radius of 143.00 feet, an arc distance of 268.43 feet;  
North 28° 22' 00" West, a distance of 184.49 feet;  
Northwesterly, along a tangent curve to the left having a radius of 210.00 feet, an arc distance of 32.46 feet;  
North 37° 13' 27" West, a distance of 181.01 feet;  
Northwesterly, along a tangent curve to the right having a radius of 300.00 feet, an arc distance of 107.39 feet;  
North 16° 42' 50" West, a distance of 140.83 feet;  
Northwesterly, along a tangent curve to the left having a radius of 400.00 feet, an arc distance of 126.58 feet;  
North 34° 50' 42" West, a distance of 73.00 feet;  
South 55° 09' 18" West, departing from the center of said existing road way, a distance of 160.48 feet to the **POINT OF BEGINNING**.

The parcel herein described contains 132 acres, more or less.

Grantor herein further grants to Grantee the right and easement to use the entire width of the existing roadway referenced above, as the same may be relocated from time to time for ingress and egress to and from Springy Pond Road (so-called) and State Route 180. Grantee's rights shall include the right to traverse the road with personnel, vehicles and equipment, to maintain the full width of the roadway (including ditching and drainage control) and to install electric or other utility lines above or below ground within the full width of the roadway, and shall reasonably include such further rights to install drainage infrastructure, ditches, guys, anchors, poles or other electrical conduit apparatus on the land of Grantor reasonably adjacent to the roadway for the foregoing purposes.

Reference is made to a plan entitled "ALTA/ACSM Land Title Survey of property of Paul and Sandy Fuller prepared for Pisgah Mountain, LLC, dated October 31, 2016, prepared by CES, Inc.

The direction of lines herein refer to the Grid North Meridian.

Maine Real Estate  
Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine