

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT, **BNH Realty Holding, Inc.**, having a mailing address of 2 Portland Square, PO Box 9540, Portland, ME 04103, for due consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants to MSJJ 330 River Road, LLC, of 330 River Road, Claremont, New Hampshire 03743, with QUITCLAIM covenants, the following real property:

**Property Description**

Two certain parcels of land, with the buildings and improvements thereon, or to be erected thereon, situated in Claremont, Sullivan County, State of New Hampshire, and being more particularly described as follows on Plan of Elmendorf Board Corporation recorded in Plan File #2, Pocket 5, Folder 1, #29 (the "Plan"):

Parcel I

Beginning at a point marked by an iron pipe found at a stone wall on the easterly boundary of River Road, said point marking the southwesterly corner of the within described premises; thence

- (1) South 74° 18' East on thousand thirty-two and 01/100ths (1,032.01) feet, more or less, by land now or formerly of Joy Manufacturing Company partly by stone walls and a wire fence to a point marked by an iron pipe found at a stone wall at land now or formerly of the Boston and Maine Railroad, said point marking the southeasterly corner of the within described premises; thence
- (2) In a northerly direction along the westerly boundary of land now or formerly of the Boston and Maine Railroad eight hundred forty-six and 97/100ths (846.97) feet, more or less, to a point marked by an iron pipe set in a stone wall at land now or formerly of Edward J. Tenney, said point marking the northeasterly corner of the within described premises; thence
- (3) North 73° 11' West seven hundred fifty-six and 71/100ths (756.71) feet, more or less along a stone wall at land now or formerly of Edward J. Tenney to a point marked by an iron pipe set at an intersection of stone walls on the easterly

boundary of River Road, said point marking the northwesterly corner of the within described premises; thence

- (4) South 30° 07' West two hundred seven and 25/100ths (207.25) feet, more or less, along the easterly boundary of River Road and partly by a stone wall to a point in the easterly boundary of River Road marked by a drill hole set in said stone wall; thence
- (5) South 27° 48' West five hundred fifty-five and 34/100ths (555.34) feet, more or less, along the easterly boundary of River Road and partly by a stone wall to a point in the easterly boundary of River Road marked by a drill hole set in said stone wall; thence
- (6) South 22° 09' West one hundred twelve and 01/100ths (112.02) feet, more or less, along a stone wall on the easterly boundary of River Road to the point of beginning.

Excepting and reserving an approximately 0.89- acre parcel of land conveyed to Connecticut Valley Electric Company by Warranty Deed of Temple-Inland Forest Products Corporation dated July 30, 1996 and recorded in the Sullivan County Registry of Deeds at Book 1095, Page 617.

#### Parcel II

Beginning at a point marked by an iron pipe found at a stone wall on the easterly boundary of land now or formerly of Boston and Maine Railroad, said point marking the southwesterly corner of the within-described premises; thence

- (1) South 73° 58' East one thousand eight hundred seventy-eight and 65/100ths (1,878.65) feet, more or less, by land now or formerly of Ervin F. Livingston and partly by a stone wall to an iron pipe found at an intersection of stone walls at land now or formerly of Ervin F. Livingston and Kenneth B. Lane; thence
- (2) South 73° 08' East one hundred sixty-seven and 85/100ths (167.85) feet, more or less, along the stone wall of land now or formerly of Kenneth B. Lane to a point marked by an iron pipe set in said stone wall, said point marking the southeasterly corner of the within-described premises; thence
- (3) North 19° 34' East eight hundred fifty-five and 18/100ths (855.18) feet, more or less, along land now or formerly of Kenneth B. Lane and partly by a wire fence and a stone wall to a point by a drill hole set in the stone wall, said point marking the northeasterly corner of the within-described premises; thence
- (4) North 73° 59' West three hundred fifty-eight and 10/100th (358.10) feet, more or less, along a wire fence at land now or formerly of Edward J. Tenney to a ledge; thence

- (5) North 74° 36' West one thousand four hundred sixty-one and 00/100ths (1,461.00) feet, more or less along a stone wall at land now or formerly of Edward J. Tenney to a point at a stone wall; thence
- (6) North 72° 37' West two hundred ninety-five and 18/100ths (295.18) feet, more or less, along land now or formerly of Edward J. Tenney by a wire fence to a stone wall; thence
- (7) North 72° 00' West eighty-two and 86/100ths (82.86) feet, more or less, along a stone wall at land now or formerly of Edward J. Tenney to a point marked by an iron pipe set in a stone wall at the easterly boundary of land now or formerly of the Boston and Maine Railroad, said point marking the northwesterly corner of the within-described premises; thence
- (8) In a southerly direction along the easterly boundary of land now or formerly of the Boston and Maine Railroad eight hundred fifty-one and 04/100th (851.04) feet, more or less, to the point of beginning.

The conveyance is subject to the following:

1. A non-exclusive access easement along the southerly boundary of Parcel I as conveyed to Connecticut Valley Electric Company by Warranty Deed of Temple-Inland Forest Products Corporation dated July 30, 1996, and recorded in the Sullivan County Registry of Deeds at Book 1095, Pages 617-622.
2. A utility easement 50 feet in width conveyed by Easement Deed of Brent Christiansen and Elida Christiansen to Central Vermont Public Service Corporation dated June 25, 1947, and recorded in the Sullivan County Registry of Deeds at Book 313, Page 57.
3. A utility easement 85 feet in width conveyed by Warranty Deed of Elmendorf Board Corporation to Central Vermont Public Service Corporation dated June 16, 1980, and recorded in the Sullivan County Registry of Deeds at Book 661, Pages 77-78, and subsequently conveyed by Central Vermont Public Service Corporation to Connecticut Valley Electric Company by Quitclaim Deed dated June 27, 1980, and recorded at Book 662, Page 241.
4. A utility easement extending approximately 55 feet along the southerly boundary of Parcel 1 between River Road and an electric substation as conveyed by Easement Deed of Temple-Inland Forest Products Corporation to Connecticut Valley Electric Company, Inc. and New England Telephone and Telegraph Company dated July 30, 1996, and recorded in the Sullivan County Registry of Deeds at Book 1096, Pages 716-718.

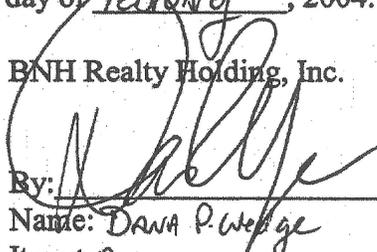
5. A utility easement 50 feet in width conveyed by Easement Deed of Temple-Inland Forest Products Corporation to Connecticut Valley Electric Company, Inc. and New England and Telephone and Telegraph Company dated February 2, 1995, and recorded in the Sullivan County Registry of Deeds at Book 1055, Page 323.
6. Rights and easement of the Sullivan County Railroad or its successors as may exist across the subject locus, said rights and easements referred to in deed of Abram and Caroline A. Rogers to Charles and Ellen M. Leland dated June 26, 1865 and recorded in the Sullivan County Registry of Deeds at Book 83, Page 504.
7. A right-of-way 60 feet in width running along the easterly side of the 250-foot utility corridor now controlled by New England Power Service Company as conveyed by Deed of Temple-Inland Forest Products Corporation to Edward J. Tenney, II, dated March 30, 1990, and recorded on April 10, 1990, in the Sullivan County Registry of Deeds at Book 909, Page 514. This 60-foot wide easement is for the construction of what is planned to be a public highway.
8. Parcel 2 has no frontage on any public road or highway or private right of way.
9. Right and easement granted to Bellows Fall Hydro-Electric Corporation by easement deed of Bernt Christiansen dated November 27, 1929 and recorded on December 28, 1929 in the Sullivan County Registry of Deed at Book 237, Page 117, subsequently conveyed to New England Power Company by deed recorded at Book 324, Page 3, and as shown on a plan drawn for Elmendorf Board Corporation by John C. Calhoun, Keene, N.H., January 26, 1977, recorded July 12, 1979 at Plan File 29, Pocket 5, Folder 1 in the Sullivan County Registry of Deeds.

SUBJECT TO easements, restrictions, agreements and reservations of record, if any, if any there be, insofar as the same may be in force and applicable.

Meaning and intending to convey the premises conveyed to the Grantor herein by Foreclosure Deed dated January 2, 2004, and recorded at the Sullivan County Registry of Deeds at Book 1423, Page 748.

WITNESS its hand this 27<sup>th</sup> day of February, 2004.

BNH Realty Holding, Inc.

By: 

Name: DANA P. WEDGE

Its: SVP

  
Witness

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 27 day of February,  
2004 by Dana P. Wedge, as the duly authorized Senior Vice President of BNH  
Realty Holding, Inc.

Shelly Patterson

Notary Public/Justice of the Peace  
My commission expires:

SHELLY A. PATTERSON  
Notary Public, Maine  
My Commission Expires June 1, 2007



STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION			REAL ESTATE TRANSFER TAX
****7	THOUSAND	5	HUNDRED AND 00 DOLLARS
MO.	DAY	YR.	AMOUNT
03/04/2004	639791	\$ ****7500.00	
VOID IF ALTERED			

RECEIVED

04 MAR -4 PM 12:49

SULLIVAN COUNTY  
REGISTRY OF DEEDS

SULLIVAN COUNTY RECORDS  
Alanna King, REGISTER