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Katahdin Woods & Waters National Monument: The Formation from 2000 to 2016

Eric Hendrickson

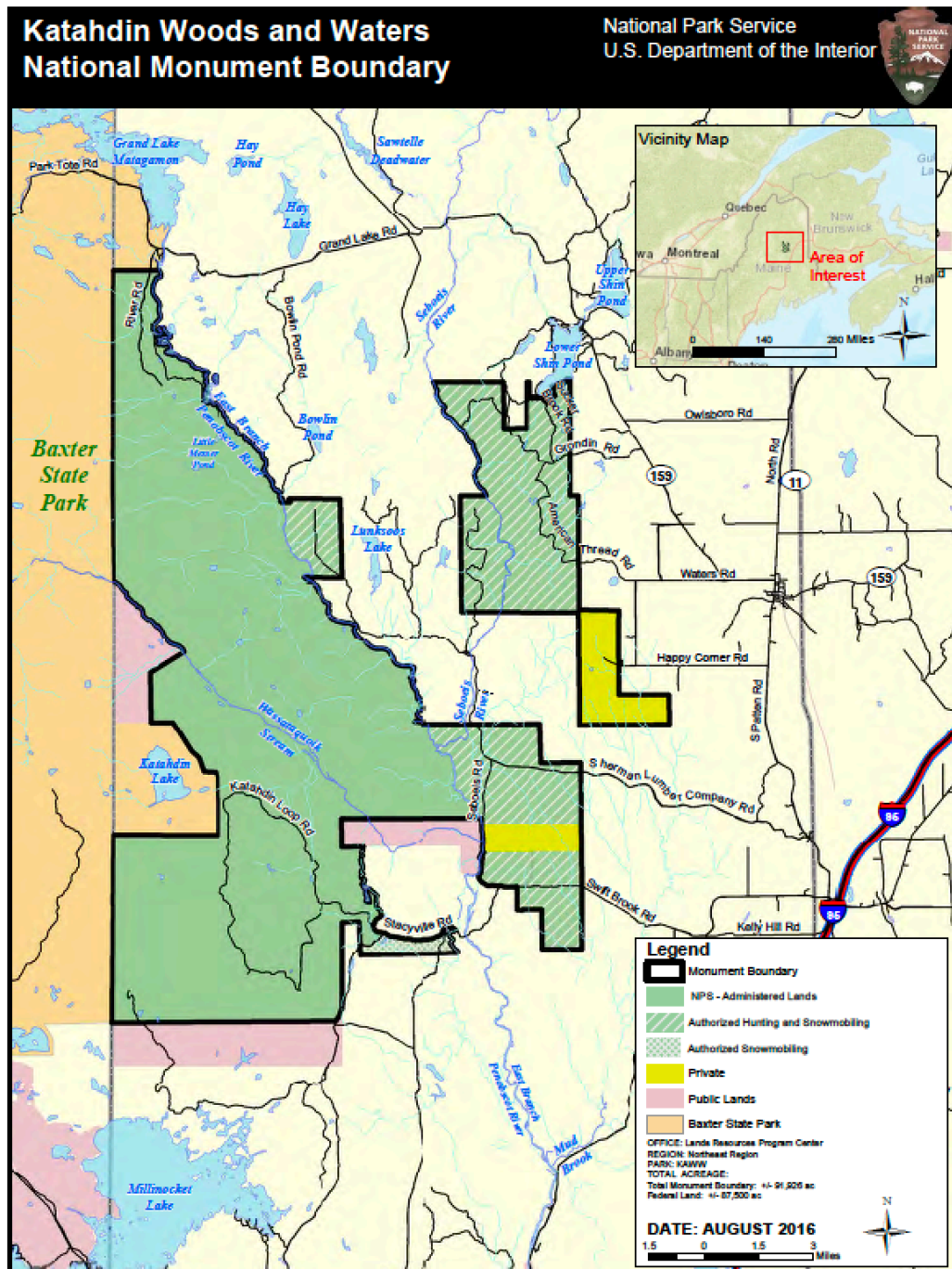
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Katahdin Woods & Waters National Monument: The Formation from 2000 to 2016



By Eric Hendrickson

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From the bald summits of Deasey Mountain, Lunksoos Mountain, Hathorn Mountain and Little Spring Brook Mountain where you have a boreal forest to flood plains along the East Branch of the Penobscot River you have many unique forest communities. Places like the rock barrens, the cliff-side plant communities to the fens found throughout the monument with their rare flora and fauna. There are trees that range from regeneration to trees over 250 years old that missed the fire and axe of the logger. The Wassataquoik Stream is special because the water is clear, cool and clean watershed making perfect for aquatic life while the East Branch of the Penobscot River has its own unique aquatic life. While it will never be the same wilderness that Thoreau, Baxter or Roosevelt experienced the lands are now protected and preserved to retain the species diversity of plants and animals, reminders of how it was hundreds of years ago. This special patch work of natural communities has allowed birders to see birds species where they would never expect to see them.

The Katahdin Woods and Waters National Monument is mandated to protect and preserve all resources not only for today but for tomorrow and for the children of the future generations. As such you are not allowed to remove any natural or cultural object including fossils, rocks, historical artifacts, animals or plants. The context that fossils and artifact are found in is extremely important so they should never be moved. This book is not meant to be a guide to locations but more a history of what makes this area of Maine so special. To truly understand the reason the Katahdin Woods and Waters National Monument has come to exist and what makes it so special you need to take the time to read the Proclamation that created the monument on August 24, 2016. It is a special place of wilderness forest and rivers that most people across the country will never have a chance to experience if it were not for the monument. This monument will give families a chance to see what happens as an industrial forest is slowly turned back into a wilderness forest. The martin, spruce grouse, moose, black bear and lynx each with their own preferred habitat and can be seen throughout the monument by visitors.

Looking at the history in 1994 when a group called RESTORE proposed the creation of a Maine Woods National Park in the area where Thoreau traveled and called for the national preserve more than 150 years earlier. The proposal called for the protection of 3.2 million acres of Maine’s forest, mountains and lakes. The

organization gained a great deal more attention than it expected when it published a brochure called *Proposed National Park & Preserve: A Vision of What Could Be*. The brochure was published in the style of the National Park trifolds and was circulated in the Boston area. In many cases, the people of northern Maine found out about the proposal, much to their surprise, when they picked up the trifolds on trips to Boston. The organization met with a great deal of resistance, as the Maine people did not want out-of-staters telling them what to do with their land. RESTORE continued to push for a Maine Woods National Park at every chance. In 1997, Roxanne Quimby, while working at the Common Ground Fair selling beeswax products, first became aware of the ambitious plan for the Maine Woods National Park surrounding Baxter State Park; in 2000, she expressed her interest in the organization.

In October 2000, she joined the board of RESTORE and began promoting the plan through her products. Quimby strongly believed that the purchase of any forestland was an exceptional ideal, so on August 4, 2000, she purchased her first land for conservation from Herb Haynes and Lakeville Shores, a 2,407-acre parcel bordering the Appalachian Trail near Big Wilson Stream in Ellitsville Township for \$239 per acre. That same day, she purchased 5,800 acres in T8 R11 for \$267 per acre known as the Bluffer Parcel; Haynes wanted to cut the parcel of old growth, and local people were fighting to protect the land, so selling it was an easy out for Haynes. Quimby was well on her way to buying land, and her rule was to always pay the willing sellers a fair market price for the land. She considered the purchase of land to be a precious natural treasure. She also realized, just as Baxter had before her, that land that had been cut over was a good deal—the forest value had been removed, but with time, just as in Baxter, the forest would recover. At this point, she would begin to keep her land purchase plans to herself to prevent people from capitalizing on her plans. Still working on the RESTORE plan, she made her third land purchase of 77 acres on June 15, 2001, near Mount Kineo on Moosehead Lake, which was land the state had been trying to purchase unsuccessfully—she was able to purchase it at a cost of \$4,550 per acre. At the time, the land was hailed by RESTORE as the gateway to the proposed park, while Quimby wanted it because both Thoreau and Roosevelt had visited it. The purchase and its publicity mobilized the antipark people throughout the state.

RESTORE had the expectation that Quimby would donate her lands to the organization, but her intent was to donate her lands to the National Park Service or control them in conservation. In public meetings, the resistance to the concept of a park increased, with communities refusing to back the concept. In March 2003, Quimby resigned from the board because she felt she was getting enough resistance on her own and did not need the extra resistance from RESTORE. She tried unsuccessfully to donate her Bluffer Pond Parcel to the Nature Conservancy, but it did not want it because it had been cut over. She strongly believed that she could buy any property from willing sellers in any condition—the more cut over it was, the cheaper the land, and within a few years it would return to the wild that it once was before cutting. Quimby paid \$4 million on March 3, 2004, for the tract in T3 R7 where Sandbank Campground is located that previously was owned by Hancock Timber Resources. Earlier in the year, she had purchased 9,894 acres just to the east of Baxter State Park. On November 24, 2004, Quimby purchased 24,083 acres in T5 R8 at \$500 per acre; many local people felt that she would be using this property as an anchor for her park and that they would lose snowmobile access to the main north-south route. The new paradigms came with these purchases because she was not in the log business and did not want her roads used for logging, which had been tradition, thus preventing logging companies from crossing her lands. People were not happy, and criticism of her plan increased, some even sending threatening letters and e-mails. On October 25, 2005, there was a major land swap between Quimby and William Gardner, with land in T5 R8 being swapped for the land north of the Wassataquoik in T4 R8. It was a win-win for both. Quimby stopped a proposed bridge over the pristine Wassataquoik and protected a section of land on the eastern boundary of Baxter State Park, while Gardner got easily accessible land for his cutting operation, Bowlin Camps and the snowmobile trail. But the most important part of the deal was that two completely different people had a meeting of the minds, which would lead to many more deals in the future. On September 1, 2006, Quimby purchased 23,000 acres in the southern half of T3 R8 and the northern half of T2 R8, which is in the southwest corner of the monument, from Herb H. Haynes and R.A. Crawford for \$435 per acre. On April 24, 2007, Quimby purchased 2,683 acres in T4 R7 on the east side of the river and 659 acres from Charles Fitzgerald in T4 R8 up the Wassataquoik. She purchased a parcel of 4,918 acres that included Deasey Ponds

and the Hunt Farm in T3 R7 on August 6, 2007. At this point, she owned most of the land on the east side of Baxter State Park, with the exception of a small parcel of land shaped like a piano-key across from Bowlin Camps that Fraser Paper had refused to sell her. At this point, most of timber sellers realized that they could cut as much as the law would allow and Quimby would still purchase the land.

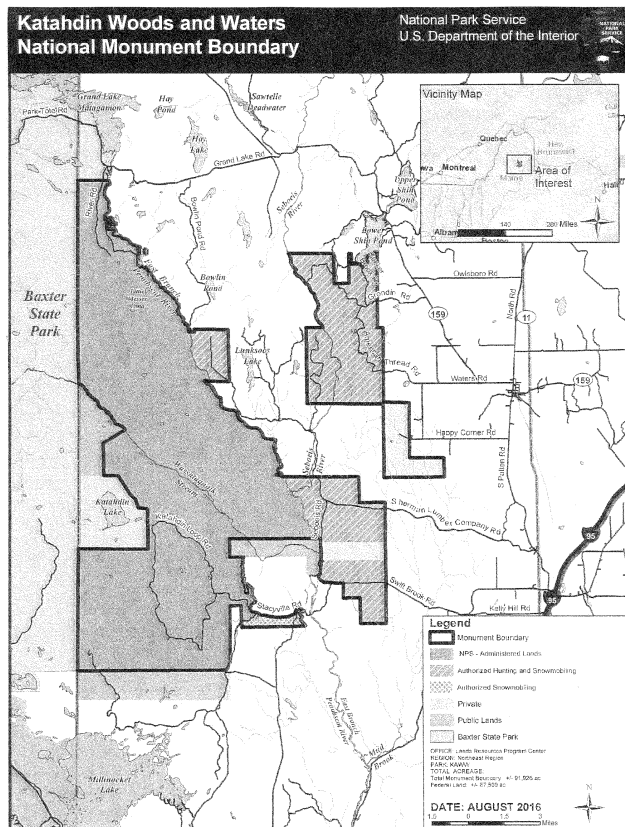
Statewide resistance continued to build as she purchased another 419- acre tract of Fitzgerald land southwest of the Wassataquoik. She also sold the Bluffer Parcel that she had offered to the Nature Conservancy without conservation restrictions for double what she had paid for it six years earlier, which freed up funds for different purchases. In 2011, she finally began to articulate her very clear vision of what she wanted to do with her land by creating a national park and her reasons why she supported the concept. She also made it clear that some leases would be canceled; on others, the prices of the leases would go to fair market value, which caused some leases to go from \$25 per year to \$1,500 in the first year. She also indicated that hunting, trapping and the use of motorized vehicles would be prohibited on her lands, with gates starting to appear. In January 2011, she sold 5,061 acres to the state in T2 R8 to be called the Millinocket Town Forest and a conservation easement for the Hunt parcel in T3 R8, allowing the state to control the ITS 85 snowmobile trail. On May 9, 2011, in a meeting in Millinocket, Roxanne Quimby finally shared with the public her intent to make her lands a gift to the federal government in 2016, the 100th birthday of the National Park System. In April 2011, she purchased the 13.2-acre Lunksoos parcel where her two loves, art and nature, could come together; also, the purchase was considered to be a tactical move on her part to prevent the property from becoming a commercial business. In January 2014, she purchased a small parcel that would connect a large parcel purchased earlier to Lower Shin Pond. According to Phyllis Austin, she continued to work toward the purchase of a parcel of 900 acres to the south, including Whetstone Bridge, although it never took place because it would connect her properties and control the access to the bridge.

In 2011, Quimby, while doing a phone interview for *Forbes* magazine, made some off-hand statements out of frustration about the people of Maine that enraged the anti-park people and showed up in many Maine publications. By 2012, she had become the eighty-sixth-largest private landholder in the country with ownership of 119,000 acres. On December 10, 2012, she was finally able to purchase the 8,315-acre tract bordering Baxter State Park across from Bowlin Camps with a ridge known as the Lookout. At this point, she realized that she could no longer be the face of the national park effort, so she started to retreat from the public eye; at the same time, her son, Lucas St. Clair, would move from Seattle to Portland and become the new face of the park mission. St. Clair was proud of the fact that he could win people over to the concept one cup of coffee at a time. Slowly, the support for the park began to build, followed by agreements with various groups for their support. He always wanted to know why people opposed the park, and if possible, he would include changes; if not, he would take the time to explain the reason for not making changes. In September 2013, he announced that hunting, snowmobiling and ATV use would be allowed east of the river in what would become called the recreational tract. In December 2013, Roger Milliken, the president of the Baskahegan Company, a lumbering operation that owned timberlands around Quimby's timberlands, publicly stated that if studies indicated it should become a park, he would support the move. In 2014, things changed and everything was tossed in the air with the closing of the area paper mills; high-paying industrial jobs were gone, and the largest employers in the area would now be Baxter State Park, the hospital and the school system. On August 12, 2016, Roxanne Quimby transferred her lands (13 parcels of various sizes with specific deeds) in the Katahdin region to the federal government. The deeds were filed in Millinocket on August 23, then on August 24, 2016, President Barack Obama designated 87,563 acres east of Baxter State Park as Katahdin Woods and Waters National Monument; the announcement would come one day before the National Park Service turned one hundred years old. In the President's Proclamation made way for further growth of the monument (the yellow parcels on the cover) with funds in place and negotiations currently on going.

Introduction

Katahdin Woods and Waters National Monument was created on August 24, 2016, when President Barack Obama designated 87,563 acres east of Baxter State Park a national monument from a donation of thirteen tracts of land by Elliottsville Plantation, Inc. (EPI). What follows are the deeds for the thirteen tracts in order of their purchase.

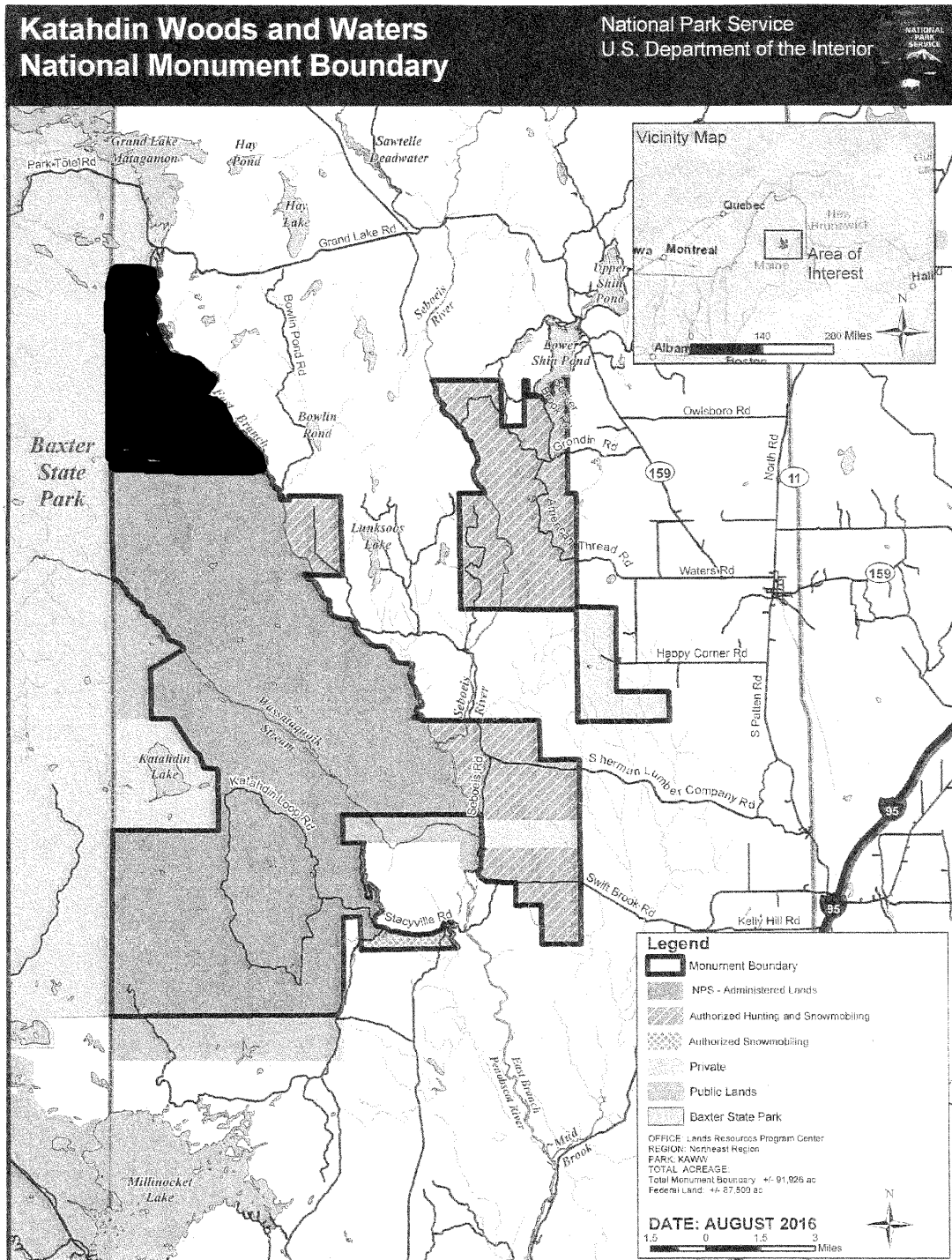
East Branch 10,556 acres	November 6, 2003
Three Rivers 9,896 acres	February 19, 2004
Wassataquoik 12,063 acres	October 25, 2005
Sandy Stream 17,783 acres	August 30, 2006
Lunksoos 2,668 acres	April 24, 2007
Hunt Farm 3,071 acres	July 31, 2007
Deasey Ponds 1,841 acres	July 31, 2007
Valley 9,242 acres	November 28, 2007
Lunksoos Camps 13.83 acres	April 14, 2011
Seboeis River North 4,936 acres	September 21, 2011
Seboeis River South 6,595 acres	September 21, 2011
TFG 8531 acres	November 13, 2012
Lower Shin Pond 267.54 acres	January 20, 2014



East Branch Tract

Aroostook Timberlands, LLC to EPI dated November 6, 2003

East Branch 10,556 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 5, Range 8 W.E.L.S., Penobscot County, State of Maine, said property being identified as East Branch containing 10,556 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

[Redacted signature box]

By: Roxanne Quimby
President

STATE OF MAINE
COUNTY OF HANCOCK

,ss *August 12*, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted signature box]

Notary Public/Attorney

R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:



GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of August, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature] *official signature and seal of notary)*

(Print Name of Notary Public): [Redacted Name]

My commission expires: 03-17-2017

SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

The real property described as that certain parcel of land with any improvements situated thereon, being all of Township 5, Range 8 WELS, in Penobscot County in the State of Maine, including all rights and interests in and to the Public Lots contained therein, said Public Lots being described in deed from State of Maine dated December 28, 1984 and recorded in Penobscot County Registry of Deeds in Book 2604, Page 58.

Together with all rights and interests in and to all lands and interests in land, including flowed or submerged lands, property and hereditaments, and all rights, privileges, servitudes, easements, licenses, concessions, waters, water rights, water powers, water courses, flowage and flowage rights, not hereinabove particularly described, now owned, held or enjoyed and located in T5, R8 WELS, Penobscot County, State of Maine; and

Together with all rights, privileges and appurtenances thereunto belonging or in any manner appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all of the estate, right, title, interest, use, possession, property, claim, and demand, both at Law and in Equity, in T5, R8 WELS, Penobscot County, State of Maine.

The above described parcel of land is conveyed subject to the Conservation Easement given to the State of Maine dated August 14, 1981 and recorded in said Registry of Deeds in Book 3237, Page 68.

Excepting from the above described parcel of land the property conveyed by Elliotsville Plantation, Inc. to Gardner Land Company, Inc. by deed dated October 25, 2005 and recorded in the Penobscot Country Registry of Deeds in Book 10157 Page 148.

Further excepting from the above described parcel of land the property conveyed by Elliotsville Plantation, Inc. to the Nature Conservancy of the Pine Tree State, Inc. by deed dated October 28, 2005 and recorded in the Penobscot Country Registry of Deeds in Book 10715 Page 216.

The tract described above, known as East Branch, is intended to be that parcel of land located west of the East Branch of the Penobscot River, conveyed in a deed from Aroostook Timberlands, LLC to Elliotsville Plantation, Inc. dated November 6, 2003, and recorded in Book 9097, Page 250 of the Penobscot County Registry of Deeds.

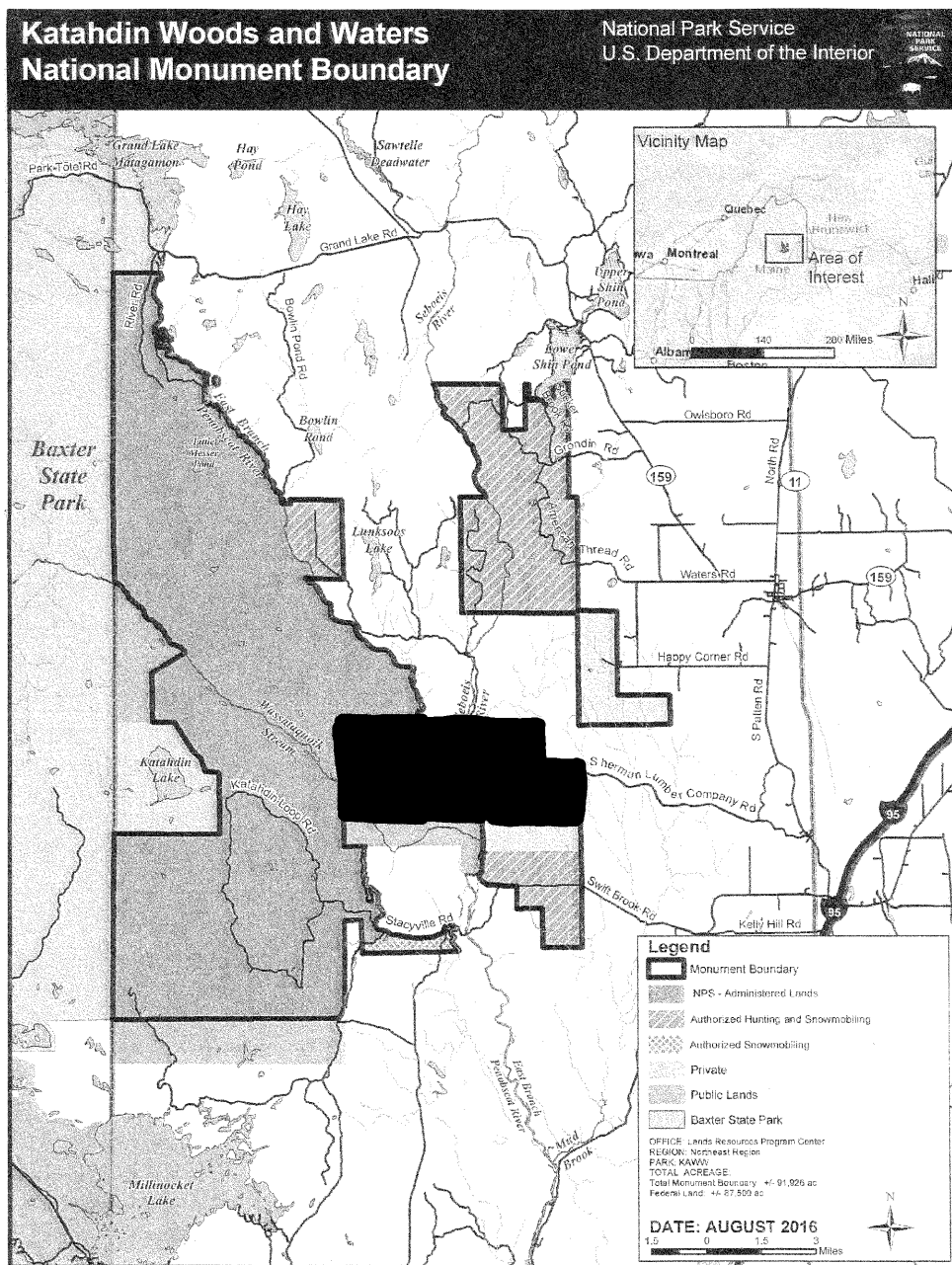
No Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

Three Rivers Tract

John Hancock Life Insurance Company to EPI dated February 19, 2004

Three Rivers 9,896 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 3, Range 7 W.E.L.S., Penobscot County, State of Maine, said property being identified as Three Rivers containing 9,896 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

EXCEPTING AND RESERVING to the GRANTOR, the easement from Ralph B. Webber, Jr., et al., to John A. Godsoe, as Personal Representative, et al., dated June 19, 1989 and recorded in Volume 4479, Page 288.

RESERVING to the GRANTOR certain rights described in EXHIBIT B attached hereto and incorporated herein.

THE SAID GRANTEE shall permit hunting on the Property by the public, easterly of the easterly bank of the East Branch of the Penobscot River in accordance with the laws of Maine and the United States of America, notwithstanding the ordinary prohibition of hunting on lands within the National Park System. However, trapping of any species, except pursuant to a valid existing right, or by the GRANTEE or its agents as part of a species or ecological management plan, shall be prohibited, as shall the hunting of bears with bait or dogs. GRANTEE may designate zones where, and establish periods when, no hunting shall be permitted for reasons of public safety, administration, or resource protection.

THE SAID GRANTEE shall permit snowmobiling in accordance with the Access Agreement with the State of Maine dated November 29, 2007, as recorded in Book 11216, Page 309 of the Penobscot Registry of Deeds, and consistent with the proper care and management of the Federally-protected resources and values.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

[Redacted witness box]

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

By: Roxanne Quimby
President

STATE OF MAINE
COUNTY OF HANCOCK

,ss *Sept 12*, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,
Notary Public/Attorney

R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:



GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boot Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature]

(official signature and seal of notary)

(Print Name of Notary Public):

[Redacted Name]

My commission expires: 03-17-2017



SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

That certain lot or parcel of land located in Township 3, Range 7 W.E.L.S., Penobscot County, Maine, being more particularly bounded and described therein as follows:

The north half, so-called, of Township 3, Range 7, West of the East Line of the State of Maine, bounded north by the south line of Township 4, Range 7, W.E.L.S.; on the east by the west line of Stacyville Plantation; on the south by the Ware strip, so-called; on the west by the east line of Township 3, Range 8, W.E.L.S. according to a survey and plan of said township made by Noah Barker in 1863.

Excepting and reserving a certain lot or parcel of land more particularly described in the deed from Lydia A. Godsoe to the State of Maine dated July 31, 1985, recorded in Book 3940, Page 182 but including, however, the right to use, maintain, improve and replace the roads and bridges as they now exist or may in the future be relocated as reserved by Lydia A. Godsoe in said deed.

Together with the easement from Ralph B. Webber, Jr., et al., to John A. Godsoe, as Personal Representative, et al., dated June 19, 1989 and recorded in Volume 4479, Page 288.

Further excepting and reserving from the property conveyed herein those certain lots or parcels of land described in the deed to Robert Chasse dated January 11, 1996 and recorded in Book 6046, Page 14, and subject to those rights and easements granted therein.

There is also hereby conveyed any and all other appurtenant rights and easements benefiting the property conveyed herein, including but not limited to those rights reserved in the deed to Robert Chasse dated January 11, 1996 and recorded in Book 6046, Page 14.

The tract described above, known as Three Rivers, is all of the same land described in a deed from John Hancock Life Insurance Company to Elliotsville Plantation, Inc. dated February 19, 2004, and recorded in Book 9221, Page 315 of the Penobscot County Registry of Deeds.

**EXHIBIT B
RESERVATIONS AND COVENANTS**

The Grantor, hereby reserves rights, as specifically set forth herein, to use and occupy the Property (hereinafter referred to as the "Reserved Rights"), subject to all Specific and General Conditions stated below.

PROPERTY SPECIFIC CONDITIONS

Grantor reserves the right, but not the obligation, to construct, establish, and locate a visitor contact station and appurtenances thereto, intended to serve visitors to the Property. The visitor contact station may include below-ground utilities, waste management systems, and parking areas. Grantor further reserves the right, but not the obligation, to construct, establish, and locate a road on the Property. Said road shall be constructed in compliance with the General Conditions set forth below. The Reserved Rights shall be for a period of five (5) years from the day and year first written above (the "Term"). Grantor may, in its sole discretion and upon written notice to the Grantee, extend the Term of the Reserved Rights for an additional two (2) years ("Extension").

Grantor reserves the right, but not the obligation, to construct, establish, and locate a non-motorized, recreational trail corridor. The trail surface shall be no wider than eight (8) feet and any trail hardening shall be with natural materials. Trail amenities such as kiosks, warming huts, and signage may be constructed along the trail corridor. The Reserved Rights shall be for a period of five (5) years from the date and year first written above (the "Term"). Grantor may, in its sole discretion and upon written notice to the Grantee, extend the Term of the Reserved Rights for an additional two (2) years ("Extension").

GENERAL CONDITIONS

Consultation

All Reserved Rights shall be exercised in consultation with the Grantee but shall not require Grantee's permission or approval.

Nonexclusive Reservations

Grantor's use and occupancy reservations shall be nonexclusive and all said reservations shall be exercised subject to and in conjunction with those administrative and operational needs of the Grantee.

Compliance

The Grantor shall ensure that the exercise of its Reserved Rights is in compliance with all applicable local, state, and federal laws, ordinances, and regulations.

Access

The Grantor shall have the right to enter upon, travel and transport personnel, materials and equipment over and across the Property to the extent reasonable and necessary to exercise the Reserved Rights.

Surface Alterations

Grantor reserves the right to alter the surface of the Property to the extent necessary or convenient to exercise the Reserved Rights provided all such surface alterations must be located and designed in a manner to assure protection of the objects of scientific and historic interest and to minimize soil erosion, alterations to wetlands, and ecological or archeological harm to the Property.

Structures

All structures shall be sited in an unobtrusive manner, complimentary to the landscape. The siting of any structure shall be above any flood level and off of the banks of a watercourse. Any structure that is built for mountain views should be sited so that it is not obviously visible from other viewpoints.

Roads and Trails – All roads shall follow existing logging roads, skid road trails, and other disturbed areas wherever possible and any hardening shall be with natural materials. No road surface shall exceed a width of eighteen (18) feet. Trail surfaces will not be wider than 8 feet and the route will balance the character of the trail with the utilization of previously disturbed areas.

Indemnification - In the event that Grantor utilizes the Reserved Rights, the United States of America, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury to any person or property of any kind whatsoever, whether to the person or property of the Grantor, its agents, employees or third parties from any cause or causes whatsoever while in or upon the Property or any part thereof if and to the extent arising out of or in any way connected to any acts or omissions of Grantor, its agents or employees or occasioned by its occupancy or exercise of the Reserved Rights on the Property or any activity carried on by the Grantor in connection therewith during the period of Grantor's utilization of the Reserved Rights, and Grantor hereby covenants and agrees to indemnify, defend, save and hold harmless the United States of America, its agents and employees from all such liabilities, expenses and costs on account of or by reason of any personal injuries, deaths, liabilities, claims, suits or losses however occurring or damages arising out of the same. This obligation shall survive the termination of any such Reserved Rights as to claims accruing prior to the date of termination or transfer.

Insurance. The Grantor is responsible for insuring its interest in the Property.

Taxes. The Grantor is responsible for the payment of any taxes or assessments that may be levied against its interest in the Property.

Termination. The Grantor and Grantee, upon mutual agreement and in writing, may terminate the Reserved Rights prior to the expiration of the Term or Extension.

No Transfer Tax Paid

7

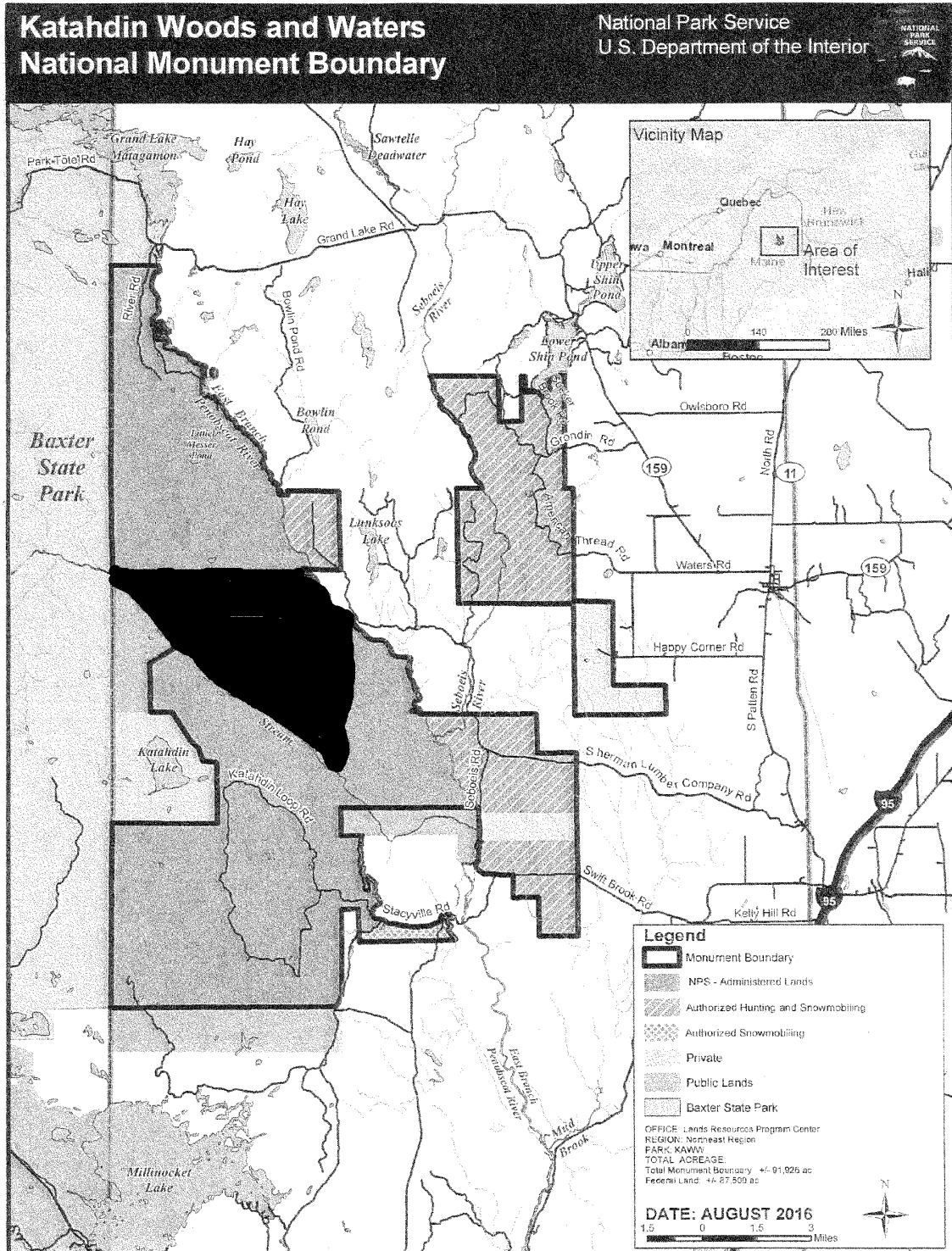
Susan F. Bulay, Register
Penobscot County, Maine

Wassataquoik Tract

Gardner Land Company, Inc. to EPI dated October 25, 2005

Lakeville Shores Inc to EPI dated April 24, 2007

Wassataquoik 12,063 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 3, Range 8 and Township 4, Range 8 W.E.L.S., Penobscot County, State of Maine, said property being identified as Wassataquoik containing 12,063 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

[Redacted signature box]

By: Roxanne Quimby
President

STATE OF MAINE
COUNTY OF HANCOCK

,ss *Aug 12*, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted notary signature box]

Notary Public/Attorney

F. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:



GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature] (official signature and seal of notary)

(Print Name of Notary Public): _____

My commission expires: 03-17-2017


 **SOPHAVY EATH**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

The land in Township 3 Range 8 W.E.L.S. and Township 4 Range 8 W.E.L.S., Penobscot County, Maine described as follows:

Southerly and westerly by the thread of Wassataquoik Stream;

Northerly by the north lines of Sections 19, 20, 21, 22 and the westerly part of Section 23 (constituting the former Public Lot); and northerly by the north line of easterly part of Section 23, and (if applicable) the north line of Section 24 west of the thread of the East Branch of the Penobscot River in T4R8 W.E.L.S.; and

Easterly by the thread of the East Branch of the Penobscot River and by the easterly town lines of T4R8 W.E.L.S and T3R8 W.E.L.S. running southerly to the thread of Wassataquoik Stream.

Also conveying all islands in excess of 0.1 acres in area measured at normal low water to be found in Wassataquoik Stream and the East Branch of the Penobscot River, where these bound the above-described property.

Also granting non-exclusive easement rights, in common with Gardner Land Company, Inc., pursuant to, and subject to the limitations set forth in (i) a Crossing Rights Agreement between J.M. Huber Corporation and Aroostook Timberlands, LLC dated as of November 1, 2003, and recorded in Book 9073, Page 276 of the Penobscot County Registry of Deeds; and (ii) a Crossing Rights Agreement by and between Gardner Land Company, Inc. and Aroostook Timberlands, LLC, dated as of November 1, 2003, and recorded in Book 9073, Page 284 of the Penobscot County Registry of Deeds.

The tract described above, known as Wassataquoik, is all of the same land described in a deed from Gardner Land Company, Inc. to Elliotsville Plantation, Inc. dated October 25, 2005, and recorded in Book 10157, Page 146 of the Penobscot County Registry of Deeds and a portion of the land described in a deed from Lakeville Shores, Inc. et al., to Elliotsville Plantation, Inc. dated April 24, 2007 and recorded in Book 10922, Page 214 of the Penobscot County Registry of Deeds.

No Transfer Tax Paid

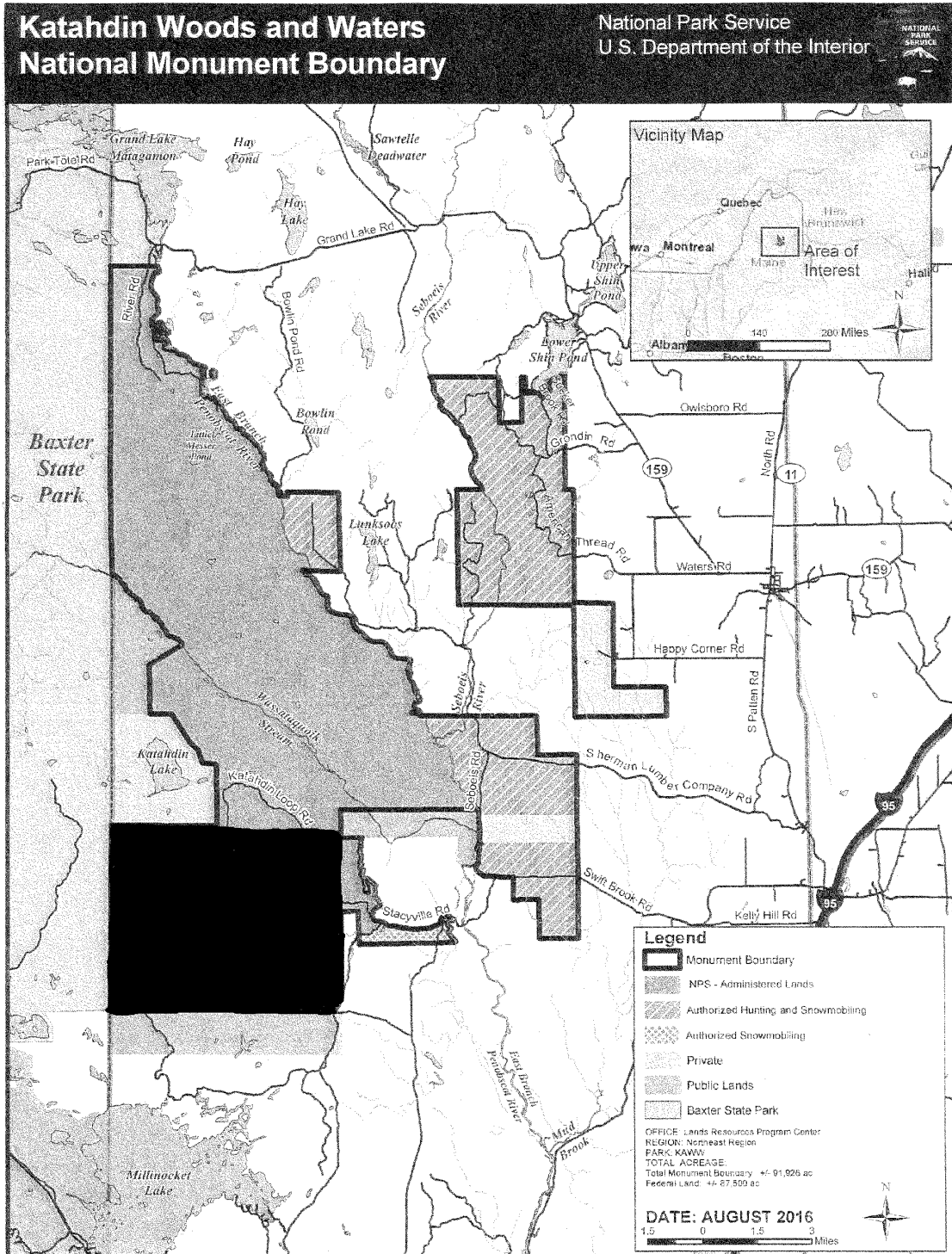
4

Susan F. Bulay, Register
Penobscot County, Maine

Sandy Stream Tract

Lakeville Shores, Inc. to EPI on August 30, 2006
R.A. Crawford & Sons Land and Timber, Inc to EPI dated August 31, 2006

Sandy Stream 17,783 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 2, Range 8 and Township 3, Range 8 W.E.L.S., Penobscot County, State of Maine, said property being identified as Sandy Stream containing 17,783 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

[Redacted signature box]

By: Roxanne Quimby
President

**STATE OF MAINE
COUNTY OF HANCOCK**

,ss *August 12*, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted signature box]

Notary Public/Attorney



R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:

GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature] (official signature and seal of notary)

(Print Name of Notary Public): [Redacted Name]

My commission expires: 03-17-2017



SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

South Part of Township 3, Range 8, WELS, Penobscot County, State of Maine

A certain tract or parcel of land situated in Township 3, Range 8, WELS, Penobscot County, State of Maine, being the south part of Township 3, Range 8, WELS, said tract being further described as follows:

Commencing at a post and stones found scribed "T3 R7 <-> 1984" "T3 R8 ____" "T2 R8" at the southeasterly corner of Township 3, Range 8, as occupied, and the northeast corner of Township 2, Range 8, as occupied, Penobscot County, Maine; thence North 00° 30' East, 15,010 feet, more or less, to a #5 rebar post and stones found, post scribed thus "PL 1996" "T3 R8" "T3 R7"; thence continuing North 00° 30' East, 410 feet, more or less, to a ¾" diameter rebar set with aluminum identification cap imprinted "Plisga & Day PLS 2139"; thence North 89° 29' West, 32,975 feet, more or less, to a ¾" diameter rebar set with aluminum identification cap imprinted "Plisga & Day PLS 2139" situated on a blazed line; thence continuing North 89° 29' West, 165 feet, more or less, to a ¾" diameter rebar set with aluminum identification cap imprinted "Plisga & Day PLS 2139" situated on the easterly line of Piscataquis County; thence South 0° 25' West, 1475 feet, more or less, to an angle point; thence South 00° 15' West by and along the easterly line of Piscataquis County 13,475 feet, more or less, to a cedar post and stones found post inscribed thus "TWP 3 R 8" "TWP 3 R 9" "TWP 2 R 8" "TWP 2 R 9", said cedar post and stones being at the southwesterly corner of Township 3, Range 8 and the southeasterly corner of Township 3, Range 9; thence South 88° 35' East, 11,165 feet, more or less, to a post and stones found post scribed "T2 R8 N/2" "T3 R8" "TL 93 RF"; thence South 88° 10' East, 4,045 feet, more or less, to a post and stones found post scribed thus "T2 R8 N/2" "T3 R8" "TL 95 RF"; thence South 88° 35' East 12,030 feet, more or less, to post and stones found post scribed thus "T2 R8 N/2" "T3 R8" "TL 93 RF"; thence South 89° 25' East, 2,440 feet, more or less, to a post and stones found post scribed thus "T2 R8 N/2" "T3 R8" "TL 93 RF"; thence South 89° 20' East, 3,400, more or less, to the point of beginning.

Bearings referenced herein are oriented to Grid North, Maine State Plane Coordinate System, East Zone, NAD 1983 and were determined on the basis of measurements obtained with a Trimble Pro XR Global Positioning System receiver during the months of August, September and October, A.D. 2003.

The above premises are depicted on a survey plat prepared by Plisga & Day, Land Surveyors entitled, "Survey of a Division Line Through Land of Aroostook Timberlands Township 3, Range 8, W.E.L.S. Penobscot County, Maine for Irving Woodlands", dated October 24, 2003 and being on file in the archives of Plisga & Day, Land Surveyors, 72 Main Street, Bangor, Maine.

This conveyance is subject to all rights, terms, and conditions under and pursuant to a certain Crossing Rights Agreement between Aroostook Timberlands, LLC and J. M. Huber Corporation, dated as of November 1, 2003, recorded in Book 9073, Page 276 of the Penobscot County Registry of Deeds; and a certain Crossing Rights Agreement between Aroostook Timberlands, LLC and Gardner Land Company, Inc., dated as of November 1, 2003, recorded in Book 9073,

Page 284 of the Penobscot County Registry of Deeds; both of which Agreements are incorporated in their entirety herein by reference.

North Half Township 2, Range 8, W. E. L. S., Penobscot County, Maine

A 100% interest in the north one-half of Township 2, Range 8, W.E.L.S., Penobscot County, Maine, excepting that parcel of land conveyed to the State of Maine by deed dated February 28, 2011 and recorded in Book 12418 Page 170.

This conveyance is subject to all rights, terms, and conditions under and pursuant to a certain Crossing Rights Agreement between Aroostook Timberlands, LLC and J. M. Huber Corporation, dated as of November 1, 2003, recorded in Book 9073, Page 276 of the Penobscot County Registry of Deeds; a certain Crossing Rights Agreement between Aroostook Timberlands, LLC and Gardner-Land Company, Inc., dated as of November 1, 2003, recorded in Book 9073, Page 284 of the Penobscot County Registry of Deeds; and the Crossing Rights Agreement from R. A. Crawford & Son Land and Timber, Inc. to Lakeville Shores, Inc. and H. C. Haynes, Inc. dated November 7, 2003 and recorded in Book 9074, Page 247; all of which Agreements are incorporated in their entirety herein by reference.

The tract described above, known as Sandy Stream, is a portion of the same land described in deed from Lakeville Shores, Inc. to Elliotsville Plantation, Inc. dated August 30, 2006 and recorded in Book 10607, Page 139 and in deed from R.A. Crawford & Son Land and Timber, Inc. dated August 31, 2006 and recorded in Book 10609, Page 135.

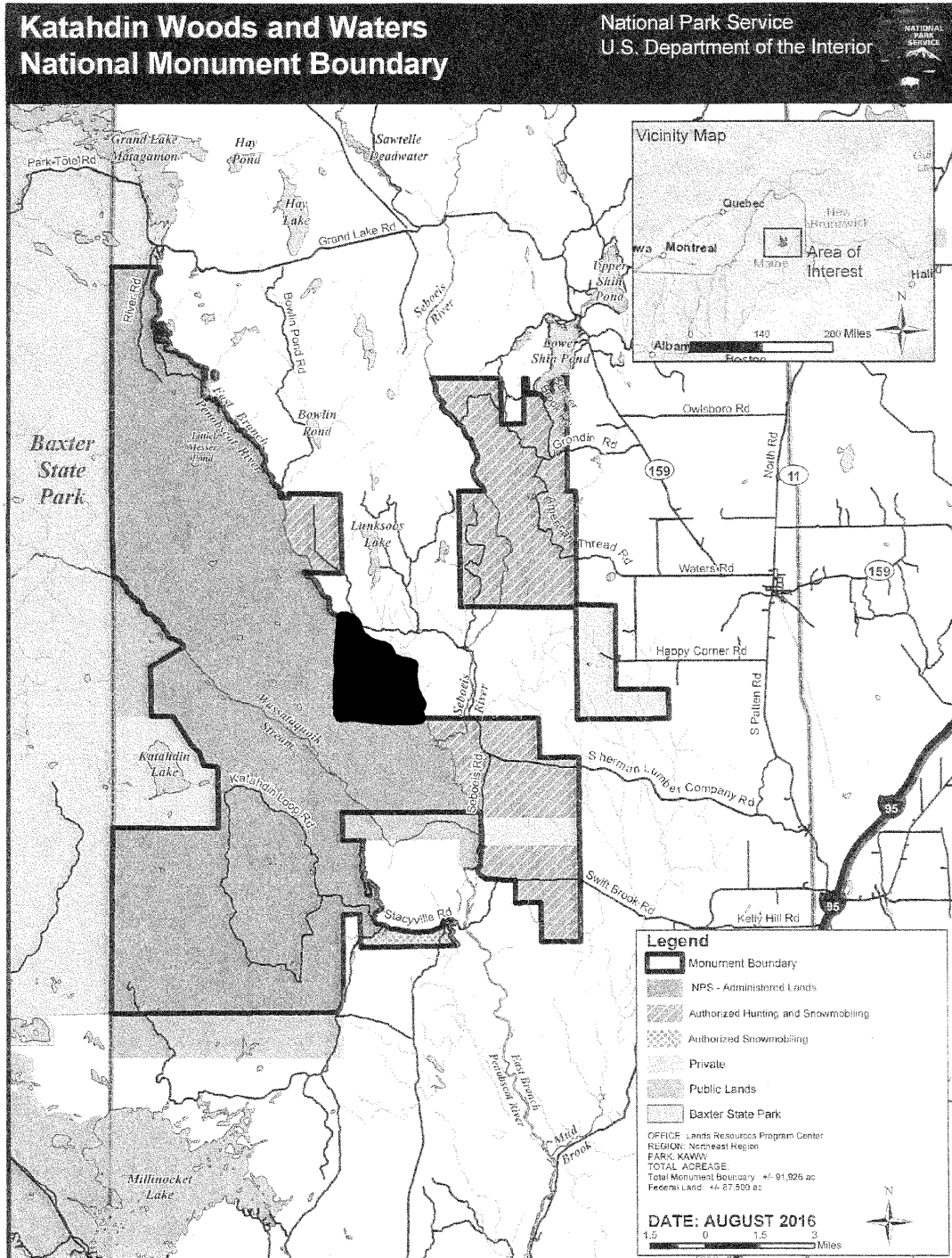
No Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

Lunksoos Tract

Lakeville Shores, Inc. to EPI dated April 24, 2007

Lunksoos 2,668 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 4, Range 7 W.E.L.S., Penobscot County, State of Maine, said property being identified as Lunksoos and containing 2,668 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

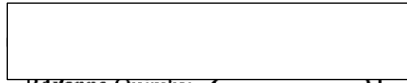
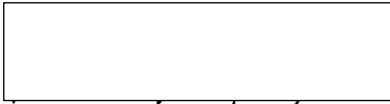
THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.



By: Roxanne Quimby
President

STATE OF MAINE
COUNTY OF HANCOCK

,ss

Sept 12, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,



Notary Public/Attorney

R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020



Please type or print name of notary
My Commission expires:

GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose

[Redacted Signature]

(official signature and seal of notary)

(Print Name of Notary Public):

[Redacted Name]

My commission expires:

03-17-2017



SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

A certain lot or parcel of land located in **Township 4, Range 7 W. E. L. S., Penobscot County, State of Maine**, which lies westerly of the thread of East Branch of the Penobscot River, being more particularly described as follows:

Bounded on the west by the easterly town line of T4 R8 W.E.L.S running southerly from the thread of the East Branch of the Penobscot River to the northwest corner of T3 R7 W.E.L.S.;

Bounded on the south by the northerly line of T3 R7 W.E.L.S. running easterly from the northwest corner of T3 R7 W.E.L.S. to the thread of the East Branch of the Penobscot River;

Bounded on the northeast by the thread of the East Branch of the Penobscot River running southeasterly from the east line of T4 R8 W.E.L.S. to the north line of T3 R7 W.E.L.S.

The tract described above, known as Lunksoos, is a portion of the same land described in a deed from Lakeville Shores, Inc. to Elliotsville Plantation, Inc. dated April 24, 2007, and recorded in Book 10922, Page 214 of the Penobscot County Registry of Deeds.

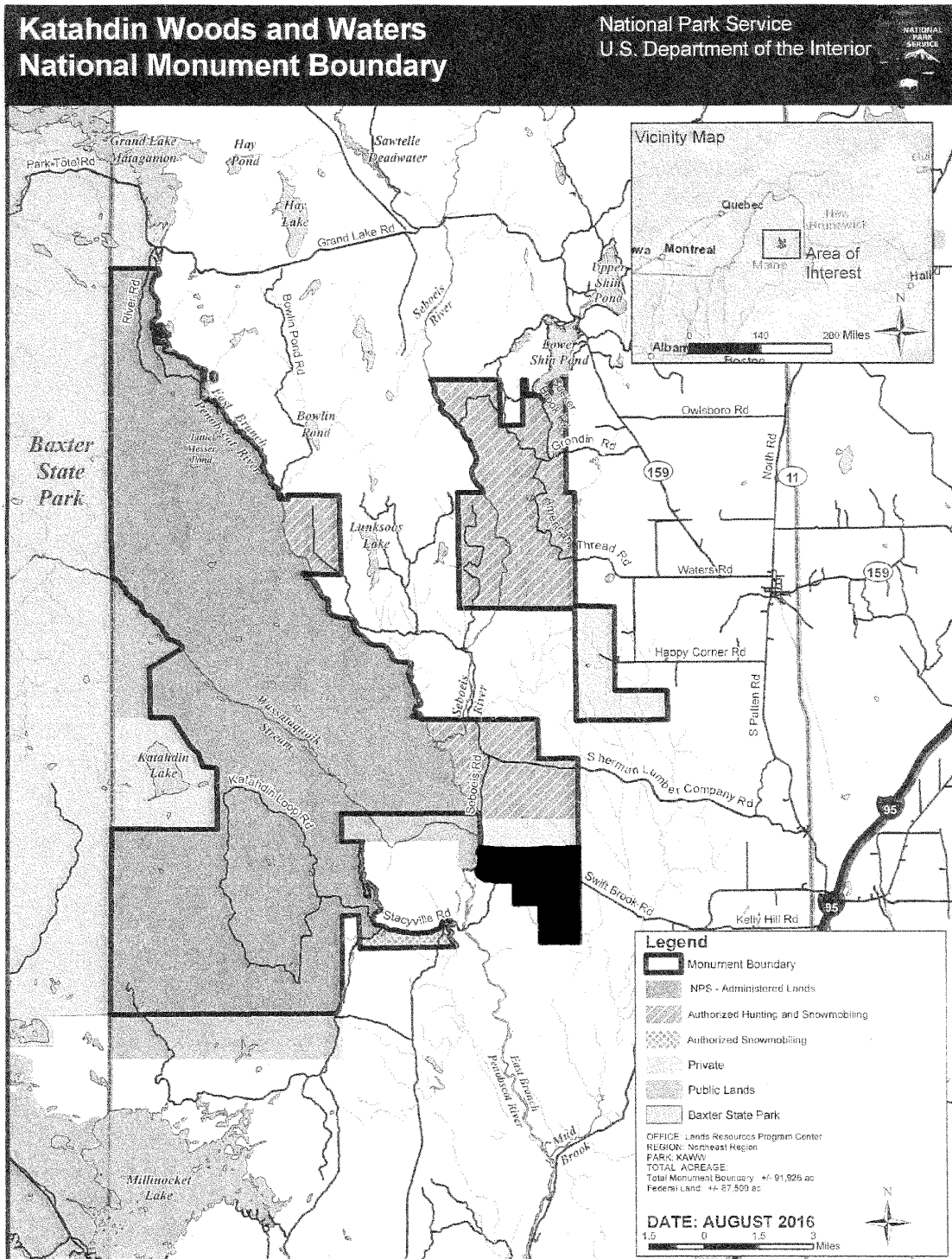
No Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

Hunt Farm Tract

Lakeville Shores, LLC to EPI dated July 31, 2007

Hunt Farm 3,071 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 3, Range 7 W.E.L.S., Penobscot County, State of Maine, said property being identified as Hunt Farm containing 3,071 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

RESERVING to the GRANTOR certain rights described in EXHIBIT B attached hereto and incorporated herein.

THE SAID GRANTEE shall permit hunting on the Property by the public, easterly of the easterly bank of the East Branch of the Penobscot River in accordance with the laws of Maine and the United States of America, notwithstanding the ordinary prohibition of hunting on

lands within the National Park System. However, trapping of any species, except pursuant to a valid existing right, or by the GRANTEE or its agents as part of a species or ecological management plan, shall be prohibited, as shall the hunting of bears with bait or dogs. GRANTEE may designate zones where, and establish periods when, no hunting shall be permitted for reasons of public safety, administration, or resource protection.

THE SAID GRANTEE shall permit snowmobiling in accordance with the Access Agreement with the State of Maine dated November 29, 2007, as recorded in Book 11216, Page 309 of the Penobscot Registry of Deeds, and consistent with the proper care and management of the Federally-protected resources and values.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

[Redacted signature box]

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

By: Roxanne Quimby
President

STATE OF MAINE
COUNTY OF HANCOCK

,ss

August 12, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,



Notary Public/Attorney



R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:

GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature] (official signature and seal of notary)

(Print Name of Notary Public): [Redacted Name]

My commission expires: 03-17-2017

SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

A certain lot or parcel of land situate on easterly side of the East Branch of the Penobscot River in **Township 3, Range 7 W.E.L.S. Penobscot County, Maine**, more particularly bounded and described as follows:

Beginning at a found wooden post at the southeast corner of Township 3, Range 7 WELS and the southwest corner of The Town of Stacyville, said post being the most southeasterly corner of the lot herein described, said post being located using a Magellan ProMark X CP GPS receiver using techniques intended to obtain sub meter results and being at 45° 51' 20.33"N Latitude and 68° 33' 30.70"W Longitude;

Thence generally northerly along the easterly line of said Township 3, Range 7 WELS a distance of fourteen thousand thirty-seven (14,037±) feet more or less to a set wooden post on said east line of Township 3, Range 7 WELS and at the southeasterly corner of land now owned by Baskahegan Land Company;

Thence generally westerly along the generally southerly line of land now owned by Baskahegan Land Company and along an existing blazed line a distance of fourteen thousand seventy-three (14,073±) feet more or less to a point in the center of the existing gravel road that leads north and south along the east side of the East Branch of the Penobscot River also known as the Seboeis Road;

Thence generally southerly and easterly along the center of the Seboeis Road a distance of seven thousand five hundred thirty (7530±) feet more or less to the intersection of said Seboeis Road with the Old Matagamon Tote Road;

Thence generally easterly along the center of said Old Matagamon Tote Road a distance of two thousand two hundred fifty (2250' ±) feet more or less to a point in the center of said Old Matagamon Tote Road that is N22° 00' E from a set cedar post on the southerly side of said Old Matagamon Tote Road;

Thence at an observed bearing of S 22° 00' W a distance of thirty-three (33±) feet more or less to the last mentioned set cedar post on the southerly sideline of said Old Matagamon Tote Road right of way.

Thence continuing at S 22° 00' W along a blazed line painted blue established in the year 2000 a distance of three thousand four hundred thirty-five (3435±) feet more or less to a set cedar post on the northerly line of land now owned by J. M. Huber Corp.;

Thence generally easterly along the land of said Huber and an existing blazed line a distance of four thousand two hundred twenty-nine (4229±) feet more or less to a set cedar post at the northeasterly corner of said Huber;

Thence southerly along the land of said Huber and an existing blazed line a distance of five thousand five hundred seventy (5570±) feet more or less to an existing wooden post

at the southeasterly corner of said Huber and on the northerly town line of Soldiertown Township (Township 2, Range 7 WELS);

Thence easterly along said northerly town line of Soldiertown Township and an existing blazed line a distance of five thousand two hundred forty (5240'±) feet more or less to the point of beginning.

Excepting and Reserving, those premises described in a deed from Francis Cummings and Donald Piktialis to Francis Cummings, Donald Piktialis and William F. Perron in a deed dated January 6, 1994 and recorded in the Penobscot County Registry of Deeds in Vol. 5539, Page 284.

Further Excepting and Reserving the following described premises, as described in a deed from H. C. Haynes, Inc. to Robinson Timberlands, Inc. dated September 29, 1999, and recorded in Penobscot County Registry of Deeds in Vol. 7193, Page 59:

A certain lot or parcel of land, with the buildings thereon, on the easterly bank of the East Branch of the Penobscot River on which there is currently located a camp; said parcel measuring four hundred sixteen (416) feet north and south by four hundred sixteen (416) feet east and west with its north/south centerline being the north/south centerline of said camp as it existed in September of 1999; the northerly boundary of said premises being perpendicular to the river bank of the East Branch of the Penobscot River; north/south boundary lines are parallel.

Further excepting and reserving for the benefit of East Branch Land Company and its successors, but not assigns, a right of way for all purposes of a way, in common with Lakeville Shores, Inc., its successors and assigns, sixty-six (66') feet wide, said right of way to run from the Seboeis Road, so-called, around the generally easterly end of the camp lot described in the deed from Francis Cummings and Donald Piktialis to Francis Cummings, Donald Piktialis and William F. Perron dated January 6, 1994, and recorded in the Penobscot County Registry of Deeds in Vol. 5539, Page 284, and in the deed from H. C. Haynes, Inc. to Robinson Timberlands, Inc. dated September 29, 1999, and recorded in the Penobscot Registry of Deeds in Vol. 7193, Page 59, and then return to the Seboeis Road. The aforesaid right of way shall be located along the most practical route mutually acceptable to the parties.

Also hereby conveying all of Grantor's rights under one certain Easement and Road Use Agreement between Baskahegan Company, Lakeville Shores, Inc., and H. C. Haynes, Inc., recorded in the Penobscot County Registry of Deeds in Book 8424, Page 160, and Grantee by acceptance of this deed, assumes Grantor's obligations under such agreement.

Subject to rights conveyed by Lakeville Shores, Inc., to Baskahegan Company under one certain Easement and Road Use Agreement recorded in the Penobscot County Registry of Deeds in Book 8424, Page 169, and Grantee by acceptance of this deed, assumes Grantor's obligations under such agreement.

Also Granting the appurtenant access easement or right of way in Stacyville conveyed in the deed from East Branch Land Company to Lakeville Shores, Inc. dated December 28, 2000, and recorded in the Penobscot County Registry of Deeds in Book 7568, Page 164, for all purposes of a way, in common with East Branch Land Co. and others having similar rights, sixty-six (66') feet wide along the centerline of the East Branch Road, also known as the Old Matagamon Tote Road, from the westerly line of Lot 86 generally northwesterly to the town line between Stacyville and Township 3, Range 7 WELS.

Further Granting the appurtenant access easement or right of way in Township 3, Range 7 WELS conveyed in said deed recorded in Book 7568, Page 164, for all purposes of a way, in common with East Branch Land Co. and others having similar rights, sixty-six (66') feet wide over and along existing gravel roads as depicted on Exhibit A, attached to said deed recorded in Book 7568, Page 164, and extending from Point A to Point B to Point C to Point K to Point I to Point E to Point F to Point H, along portions of the so called Old Matagamon Tote Road, Whetstone Road, and the Elbow Road and also from Point C to Point D, along the Seboeis Road.

Further Granting in common with East Branch Land Company, the rights of way excepted and reserved in the deed from Lakeville Shores, Inc. and Herbert C. Haynes, Inc. to East Branch Land Company dated December 27, 2000, recorded in said Registry in Book 7568, Page 154.

The rights of way conveyed by the three foregoing paragraphs are appurtenant to all land conveyed by this deed.

Excepting for the benefit of East Branch Land Company and its successors, but not assigns, the easement or right of way in Township 3, Range 7 WELS excepted in said deed recorded in Book 7568, Page 164, for all purposes of a way, in common with Lakeville Shores, Inc., its successors and assigns, sixty-six (66') feet wide, the centerline of said right of way being the centerline of the existing gravel roads as depicted on Exhibit A attached to said deed recorded in Book 7568, Page 164, and extending from Point E to Point F to Point H, and along portions of the so called Whetstone Road and the Elbow Road and further from Point F to Point G, along the Trout Pond Road so called.

The premises hereby conveyed are subject to the rights of way excepted and reserved in the deed from Lakeville Shores, Inc. and Herbert C. Haynes, Inc. to East Branch Land Company dated December 27, 2000, recorded in said Registry in Book 7568, Page 154.

The rights of way either herein before granted or excepted and reserved, insofar as they exclude assigns shall not, however, exclude the owners or lessees of now existing or hereinafter created camp lots located within the property conveyed by this deed and another deed given by Lakeville Shores, Inc., et al., to East Branch Land Company dated December 27, 2000, recorded in said Registry in Book 7568, Page 154, so long as said camp lots are not used for public gambling. The rights of way shall, however, terminate and be of no further effect in the event the benefited camp(s) are used for public gambling. A notice of right of way termination signed by East Branch Land Company, its successors and assigns, and recorded in the Registry of Deeds shall be conclusive evidence of the termination of said right of way.

The premises hereby conveyed are subject to an easement in gross granted by Lakeville Shores, Inc., to Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc., dated July 31, 2007 and recorded in the Registry of Deeds in Book 11076 Page 8.

The tract described above, known as Hunt Farm, is intended to be all the parcel of land identified as "Parcel 1" in a deed from Lakeville Shores, LLC. to Elliotsville Plantation, Inc. dated July 31, 2007, and recorded in Book 11076, Page 15 of the Penobscot County Registry of Deeds.

**EXHIBIT B
RESERVATIONS AND COVENANTS**

The Grantor, hereby reserves rights, as specifically set forth herein, to use and occupy the Property (hereinafter referred to as the "Reserved Rights"), subject to all Specific and General Conditions stated below.

PROPERTY SPECIFIC CONDITIONS

Grantor reserves the right, but not the obligation, to construct, establish, and locate a non-motorized, recreational trail corridor. The trail surface shall be no wider than eight (8) feet and any trail hardening shall be with natural materials. Trail amenities such as kiosks, warming huts, and signage may be constructed along the trail corridor. The Reserved Rights shall be for a period of five (5) years from the date and year first written above (the "Term"). Grantor may, in its sole discretion and upon written notice to the Grantee, extend the Term of the Reserved Rights for an additional two (2) years ("Extension").

Grantor reserves the right, but not the obligation, to replace and relocate an existing road corridor to more stable ground away from the riparian areas, wherever possible. The Reserved Rights shall be for a period of five (5) years from the date and year first written above (the "Term"). Grantor may, in its sole discretion and upon written notice to the Grantee, extend the Term of the Reserved Rights for an additional two (2) years ("Extension").

GENERAL CONDITIONS

Consultation

All Reserved Rights shall be exercised in consultation with the Grantee but shall not require Grantee's permission or approval.

Nonexclusive Reservations

Grantor's use and occupancy reservations shall be nonexclusive and all said reservations shall be exercised subject to and in conjunction with those administrative and operational needs of the Grantee.

Compliance

The Grantor shall ensure that the exercise of its Reserved Rights is in compliance with all applicable local, state, and federal laws, ordinances, and regulations.

Access

The Grantor shall have the right to enter upon, travel and transport personnel, materials and equipment over and across the Property to the extent reasonable and necessary to exercise the Reserved Rights.

Surface Alterations

Grantor reserves the right to alter the surface of the Property to the extent necessary or convenient to exercise the Reserved Rights provided all such surface alterations must be located and designed in a manner to assure protection of the objects of scientific and historic interest and

to minimize soil erosion, alterations to wetlands, and ecological or archeological harm to the Property.

Structures

All structures shall be sited in an unobtrusive manner, complimentary to the landscape. The siting of any structure shall be above any flood level and off of the banks of a watercourse. Any structure that is built for mountain views should be sited so that it is not obviously visible from other viewpoints.

Roads and Trails – All roads shall follow existing logging roads, skid road trails, and other disturbed areas wherever possible and any hardening shall be with natural materials. No road surface shall exceed a width of eighteen (18) feet. Trail surfaces will not be wider than 8 feet and the route will balance the character of the trail with the utilization of previously disturbed areas.

Indemnification - In the event that Grantor utilizes the Reserved Rights, the United States of America, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury to any person or property of any kind whatsoever, whether to the person or property of the Grantor, its agents, employees or third parties from any cause or causes whatsoever while in or upon the Property or any part thereof if and to the extent arising out of or in any way connected to any acts or omissions of Grantor, its agents or employees or occasioned by its occupancy or exercise of the Reserved Rights on the Property or any activity carried on by the Grantor in connection therewith during the period of Grantor's utilization of the Reserved Rights, and Grantor hereby covenants and agrees to indemnify, defend, save and hold harmless the United States of America, its agents and employees from all such liabilities, expenses and costs on account of or by reason of any personal injuries, deaths, liabilities, claims, suits or losses however occurring or damages arising out of the same. This obligation shall survive the termination of any such Reserved Rights as to claims accruing prior to the date of termination or transfer.

Insurance. The Grantor is responsible for insuring its interest in the Property.

Taxes. The Grantor is responsible for the payment of any taxes or assessments that may be levied against its interest in the Property.

Termination. The Grantor and Grantee, upon mutual agreement and in writing, may terminate the Reserved Rights prior to the expiration of the Term or Extension.

No Transfer Tax Paid

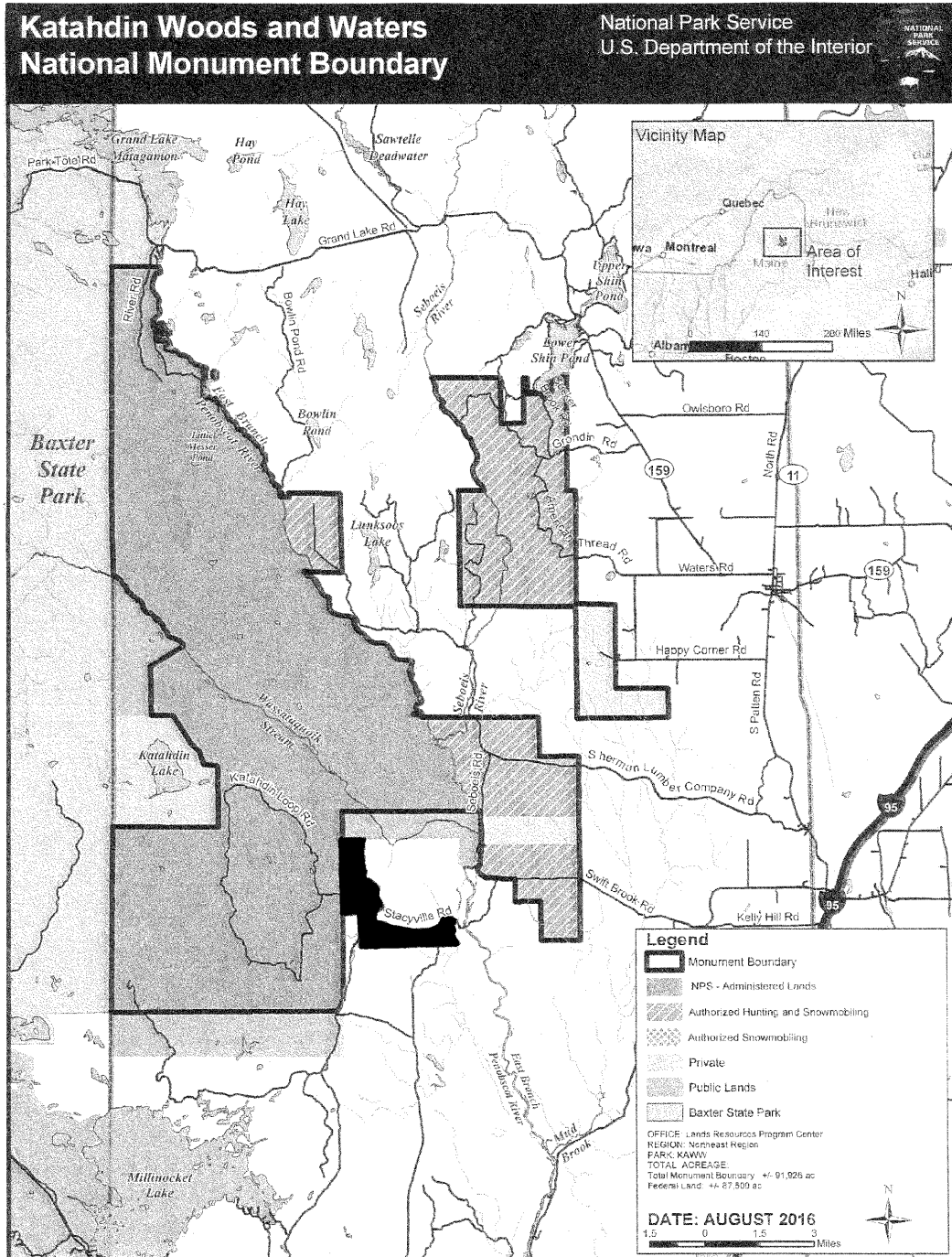
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Susan F. Bulay, Register
Penobscot County, Maine

Deasey Pond Tract

Lakeville Shores, LLC to EPI dated July 31, 2007

Deasey Ponds 1,841 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 3, Range 7 W.E.L.S., Penobscot County, State of Maine, said property being identified as Deasey Ponds containing 1,841 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

THE SAID GRANTEE shall permit snowmobiling in accordance with the Access Agreement with the State of Maine dated November 29, 2007, as recorded in Book 11216, Page 309 of the Penobscot Registry of Deeds, and consistent with the proper care and management of the Federally-protected resources and values.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

[Redacted signature box]

By: Roxanne Quimby
President

**STATE OF MAINE
COUNTY OF HANCOCK**

,ss *August 12*, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted notary signature box]

Notary Public/Attorney

R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:



GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature]

(official signature and seal of notary)

(Print Name of Notary Public):

[Redacted Name]

My commission expires: 03-17-2017



SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

A certain lot or parcel of land situate on westerly side of the East Branch of the Penobscot River in **Township 3, Range 7 W.E.L.S., Penobscot County, Maine**, more particularly bounded and described as follows:

Beginning at an existing wooden post on the easterly line of Township 3, Range 8 WELS and at the southwesterly corner of land now owned by the State of Maine, said post being the most northwesterly corner of the lot herein described, said post being located using a Magellan ProMark X CP GPS receiver using techniques intended to obtain sub meter results and being at 45° 53' 47.16"N Latitude and 68° 41' 37.47"W Longitude;

Thence generally southerly along the easterly line of said Township 3, Range 8 WELS and along an existing blazed line a distance of ten thousand six hundred twenty-seven (10,627±) feet more or less to an existing wooden post on said easterly line of Township 3, Range 8 WELS and at the northwesterly corner of land now owned by J. M. Huber Corp.;

Thence generally easterly along land of said Huber and an existing blazed line a distance of two thousand seven hundred twenty-seven (2727±) feet more or less to an existing wooden post at the northeasterly corner of said Huber;

Thence generally southerly along the land of said Huber and an existing blazed line a distance of four thousand nine hundred forty-seven (4947±) feet more or less to an existing wooden post at the southeasterly corner of said Huber and on the northerly town line of Soldiertown Township (Township 2, Range 7 WELS);

Thence easterly along said northerly town line of Soldiertown Township and an existing blazed line crossing Sandbank Stream a distance of thirteen thousand eight hundred (13,800±) feet more or less to a second intersection of said northerly town line and the thread of Sandbank Stream on said northerly town line;

Thence northerly along the thread of said Sandbank Stream a distance of four thousand nine hundred fifty (4950±) feet more or less to the center of the existing gravel road that leads westerly from the bridge over the East Branch of the Penobscot River known as the Whetstone Road;

Thence generally westerly along the center of said Whetstone Road a distance of eleven thousand four hundred ninety-five (11,495±) feet more or less to the junction of the so called Trout Pond Road and Elbow Road;

Thence generally westerly, northwesterly and northerly along the center of said Elbow Road a distance of seven thousand three hundred (7300±) feet more or less to a point in the center of said Elbow Road which is S 31° 00' E from a set cedar post on the westerly side of said Elbow Road;

Thence N 31° 00' W a distance of thirty-three (33'±) feet more or less to said set cedar post on the westerly sideline of the Elbow Road right of way.

Thence continuing at N 31° 00' W along a blazed line painted blue established in the year 2000 a distance of one thousand one hundred forty-six (1,146'±) feet more or less to a set cedar post near the shore of Deasey Pond;

Thence continuing at N 31° 00' W a distance forty (40'±) feet more or less to the normal low water mark of said Deasey Pond;

Thence generally northwesterly along said low water mark of Deasey Pond a distance of one thousand five hundred (1500'±) feet more or less to the thread of a brook being the northerly outlet of Deasey Pond;

Thence generally northerly along the thread of the outlet brook a distance of six thousand three hundred (6300'±) feet more or less to an existing orange line marking the above mentioned land owned by the State of Maine;

Thence generally westerly along said State of Maine land and an existing blazed line a distance of three thousand one hundred (3100'±) feet more or less to the point of beginning.

Also Granting the appurtenant access easement or right of way in Stacyville conveyed in the deed from East Branch Land Company to Lakeville Shores, Inc. dated December 28, 2000, and recorded in the Penobscot County Registry of Deeds in Book 7568, Page 164, for all purposes of a way, in common with East Branch Land Co. and others having similar rights, sixty-six (66') feet wide along the centerline of the East Branch Road, also known as the Old Matagamon Tote Road, from the westerly line of Lot 86 generally northwesterly to the town line between Stacyville and Township 3, Range 7 WELS.

Further Granting the appurtenant access easement or right of way in Township 3, Range 7 WELS conveyed in said deed recorded in Book 7568, Page 164, for all purposes of a way, in common with East Branch Land Co. and others having similar rights, sixty-six (66') feet wide over and along existing gravel roads as depicted on Exhibit A, attached to said deed recorded in Book 7568, Page 164, and extending from Point A to Point B to Point C to Point K to Point I to Point E to Point F to Point H, along portions of the so called Old Matagamon Tote Road, Whetstone Road, and the Elbow Road and also from Point C to Point D, along the Seboeis Road.

Further Granting in common with East Branch Land Company, the rights of way excepted and reserved in the deed from Lakeville Shores, Inc. and Herbert C. Haynes, Inc. to East Branch Land Company dated December 27, 2000, recorded in said Registry in Book 7568, Page 154.

The rights of way conveyed by the three foregoing paragraphs are appurtenant to all land conveyed by this deed.

Excepting for the benefit of East Branch Land Company and its successors, but not assigns, the easement or right of way in Township 3, Range 7 WELS excepted in said deed recorded in Book 7568, Page 164, for all purposes of a way, in common with Lakeville Shores, Inc., its successors and assigns, sixty-six (66') feet wide, the centerline of said right of way being the centerline of the existing gravel roads as depicted on Exhibit A attached to said deed recorded in Book 7568, Page 164, and extending from Point E to Point F to Point H, and along portions of the so called Whetstone Road and the Elbow Road and further from Point F to Point G, along the Trout Pond Road so called.

The premises hereby conveyed are subject to the rights of way excepted and reserved in the deed from Lakeville Shores, Inc. and Herbert C. Haynes, Inc. to East Branch Land Company dated December 27, 2000, recorded in said Registry in Book 7568, Page 154.

The rights of way either herein before granted or excepted and reserved, insofar as they exclude assigns shall not, however, exclude the owners or lessees of now existing or hereinafter created camp lots located within the property conveyed by this deed and another deed given by Lakeville Shores, Inc., et al., to East Branch Land Company dated December 27, 2000, recorded in said Registry in Book 7568, Page 154, so long as said camp lots are not used for public gambling. The rights of way shall, however, terminate and be of no further effect in the event the benefited camp(s) are used for public gambling. A notice of right of way termination signed by East Branch Land Company, its successors and assigns, and recorded in the Registry of Deeds shall be conclusive evidence of the termination of said right of way.

The premises hereby conveyed are subject to an easement in gross granted by Lakeville Shores, Inc., to Herbert C. Haynes, Inc., a/k/a H. C. Haynes, Inc., dated July 31, 2007 and recorded in the Registry of Deeds in Book 11076 Page 8.

The tract described above, known as Deasey Ponds, is intended to be all the parcel of and identified as "Parcel 2" in a deed from Lakeville Shores, LLC. to Elliotsville Plantation, Inc. dated July 31, 2007, and recorded in Book 11076, Page 15 of the Penobscot County Registry of Deeds.

No Transfer Tax Paid

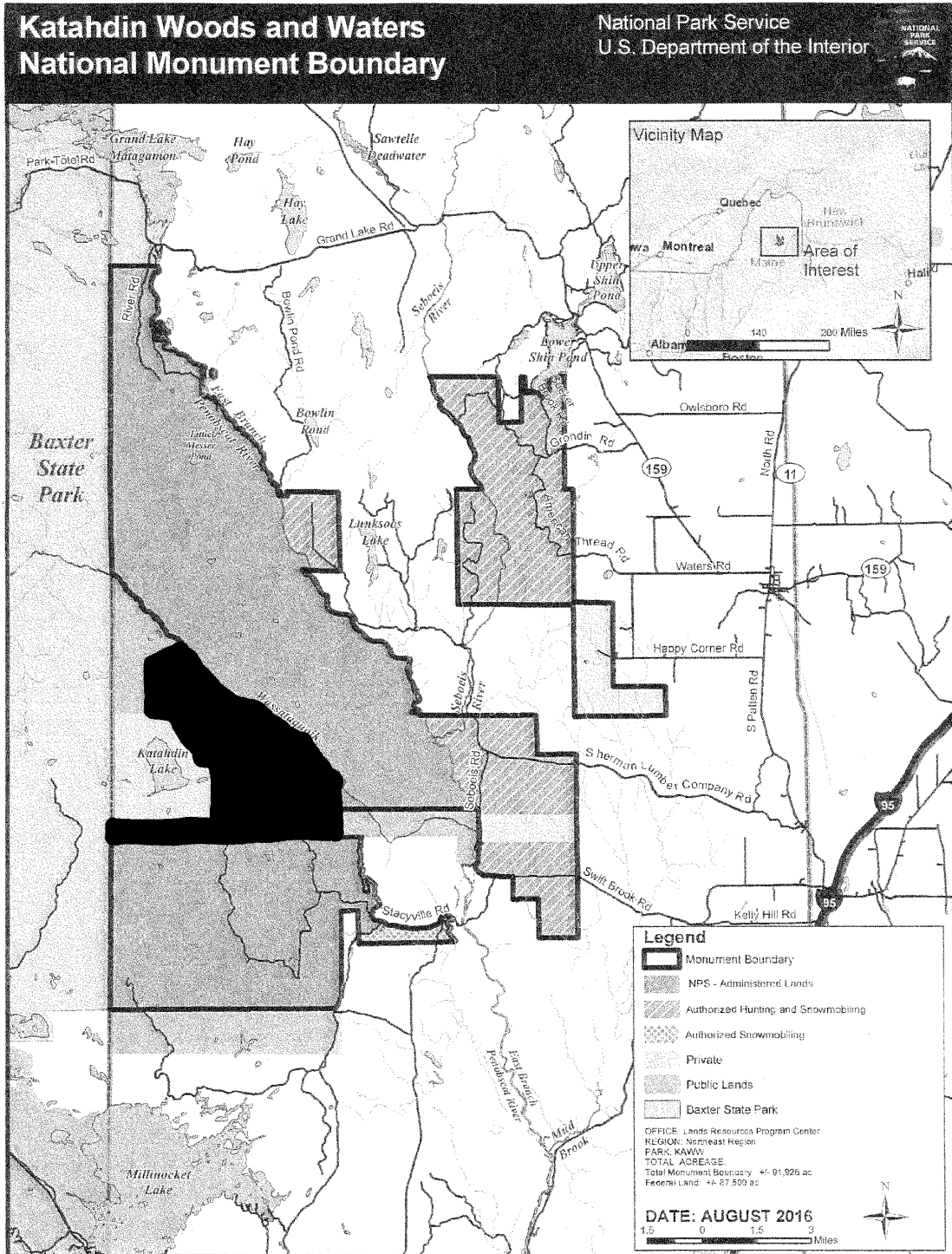
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**Susan F. Bulay, Register
Penobscot County, Maine**

Valley Tract

Gardner Land Company, Inc to EPI dated November 28, 2007

Valley 9,242 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 27th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 3, Range 8 and Township 4, Range 8 W.E.L.S., Penobscot County, State of Maine, said property being identified as Valley containing 9,342 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

[Redacted signature box]

By: Roxanne Quimby
President

STATE OF MAINE
COUNTY OF HANCOCK

,ss August 12, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted signature box]

Notary Public/Attorney

R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:



GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17TH day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature] (official signature and seal of notary)

(Print Name of Notary Public): [Redacted Name]

My commission expires: 03-17-2017

SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

The following three parcels which, in the aggregate, constitute all of the real property situated in T3 R8 W.E.L.S. and T4 R8 W.E.L.S., Penobscot County, Maine in which Grantor possesses any ownership interest (with the exception of a roughly triangular tract in Township 4 Range 8 W.E.L.S. contiguous to the east line of said Township and bounded southerly and westerly by the thread of the East Branch of the Penobscot River):

- (i) That certain real property situated in T3 R8 W.E.L.S. and bounded to the west in part by the eastern boundary of Piscataquis County and in part by that certain real property in T3 R8 W.E.L.S. conveyed by Gardner Land Company, Inc., to the Baxter State Park Authority on December 14, 2006 as recorded in the Penobscot County Registry of Deeds in Book 10761, Page 286 (the "KL South Parcel"), to the north in part by the KL South Parcel and in part by said township's northern boundary, to the east in part by the thread of the Wassataquoik Stream and in part by said township's eastern boundary, and to the south by land now or formerly owned by Lakeville Shores Inc.
- (ii) That certain real property situated in the western half of T4 R8 W.E.L.S. and bounded to the west by that certain real property in T4 R8 W.E.L.S. conveyed by Gardner Land Company, Inc. to the State of Maine on December 14, 2006 as recorded in the Penobscot County Registry of Deeds in Book 10761, Page 292 (the "KL North Parcel"), to the north in part by the KL North Parcel and in part by the thread of the Wassataquoik Stream, to the east by the eastern half of said township, and to the south by said township's southern boundary.
- (i) That certain real property situated in the eastern half of T4 R8 W.E.L.S. and bounded to the west by the real property described in (ii) above, to the north and the east by the thread of the Wassataquoik Stream, and to the south by said township's southern boundary.

This conveyance is subject to the claims of Baxter State Park Authority, if any, with respect to that certain portion of the conveyed property lying between the western boundary of Penobscot County and the blazed boundary line shown on that certain plan entitled "Survey of a Division Line Through Land of Aroostook Timberlands, LLC, Township 3, Range 8, W.E.L.S., Penobscot County, Maine, for Irving Woodlands, Sheet 2 of 2," dated October 24, 2003, prepared by Plisga & Day Land Surveyors, and recorded in the Penobscot County Registry of Deed in Plan Book 2004, Plan Page 5.

Also conveying non-exclusive easement rights, pursuant to, and subject to the limitations set forth in (i) Crossing Rights Agreement by and between J.M. Huber Corporation and Aroostook Timberlands, LLC, dated as of November 1, 2003, and recorded in Book 9073, Page 276 of the Penobscot County Registry of deeds, as affected by Confirmation of Crossing Rights dated November 29, 2006, and recorded in said Registry in Book 10755 Page 64 and (ii) Crossing Rights Agreement by and between Gardner Land Company, Inc. and Aroostook Timberlands, LLC dated as of November 1, 2003, and recorded in Book 9073, Page 284 of the Penobscot County Registry of Deeds.

The tract described above, known as Valley, is all of the same land described in a deed from Gardner Land Company, Inc. to Elliotsville Plantation, Inc. dated November 28, 2007, and recorded in Book 11216, Page 300 of the Penobscot County Registry of Deeds and all of the same land described in a deed from Charles Fitzgerald to Elliotsville Plantation, Inc. dated February 7, 2009, and recorded in Book 11668, Page 292 of the Penobscot County Registry of Deeds.

No Transfer Tax Paid

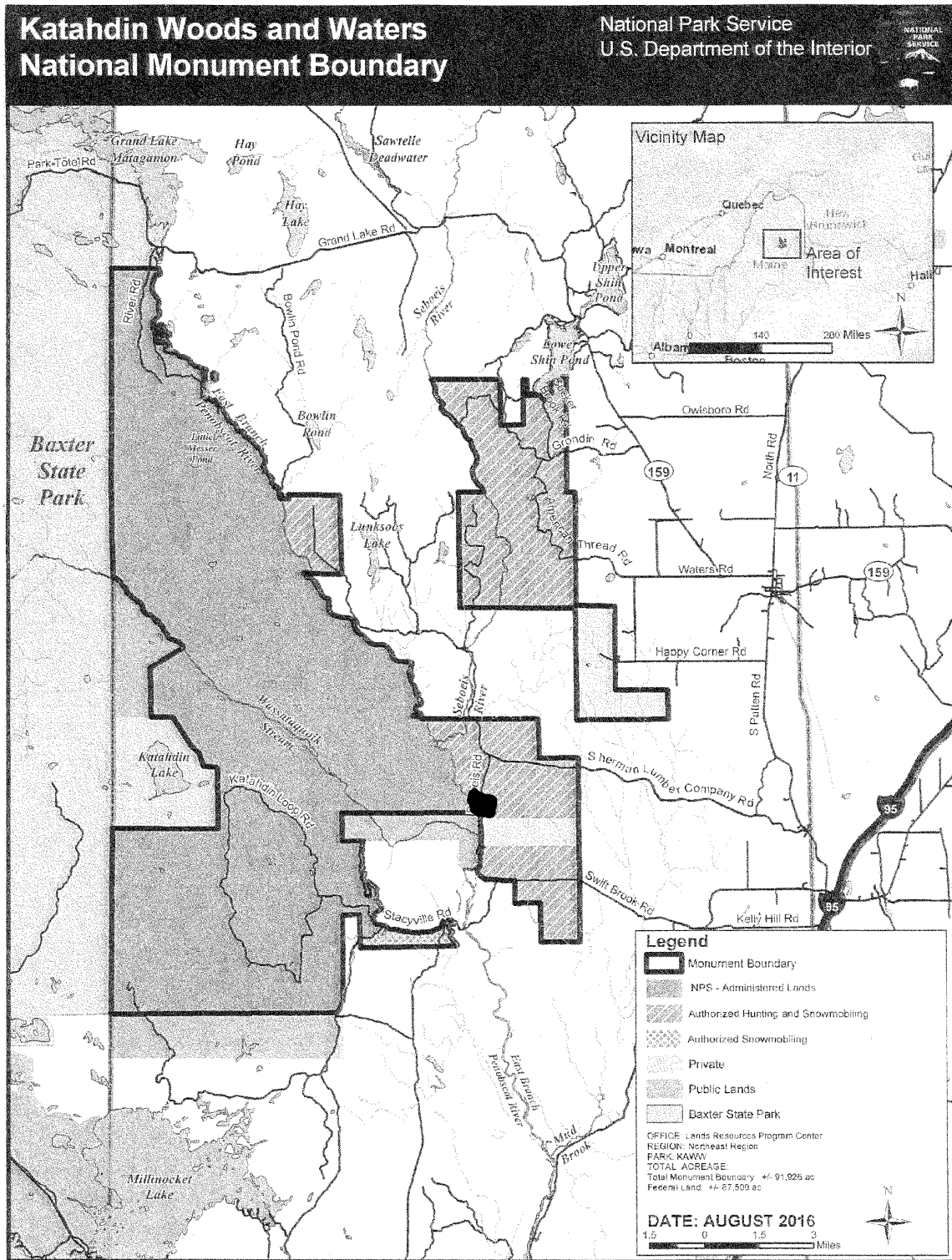
Susan F. Bulay, Register
Penobscot County, Maine

5

Lunksoos Camps Tract

William Todd and Sandra Todd to EPI dated April 14, 2011

Lunksoos Camps 13.83 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 3, Range 7 W.E.L.S., Penobscot County, State of Maine, said property being identified as Lunksoos Camps containing 13.83 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

EXCEPTING AND RESERVING to the GRANTOR, the easement from Ralph B. Webber, Jr., et al., to John A. Godsoe, as Personal Representative, et al., dated June 19, 1989 and recorded in Volume 4479, Page 288.

RESERVING to the GRANTOR certain rights described in EXHIBIT B attached hereto and incorporated herein.

THE SAID GRANTEE shall permit hunting on the Property by the public, easterly of the easterly bank of the East Branch of the Penobscot River in accordance with the laws of Maine and the United States of America, notwithstanding the ordinary prohibition of hunting on lands within the National Park System. However, trapping of any species, except pursuant to a valid existing right, or by the GRANTEE or its agents as part of a species or ecological management plan, shall be prohibited, as shall the hunting of bears with bait or dogs. GRANTEE may designate zones where, and establish periods when, no hunting shall be permitted for reasons of public safety, administration, or resource protection.

THE SAID GRANTEE shall permit snowmobiling in accordance with the Access Agreement with the State of Maine dated November 29, 2007, as recorded in Book 11216, Page 309 of the Penobscot Registry of Deeds, and consistent with the proper care and management of the Federally-protected resources and values.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

[Redacted signature box]

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

By: Roxanne Quimby
President

STATE OF MAINE
COUNTY OF HANCOCK

,ss

April 12, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted Signature Box]

Notary Public/Attorney

R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:



GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature] (official signature and seal of notary)

(Print Name of Notary Public): [Redacted Name]

My commission expires: 03-17-2017

SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

The premises conveyed in the deed from John Hancock Mutual Life Insurance Company to Robert Chasse and recorded in Vol. 6046, Page 14 of the Penobscot County Registry of Deeds and described in that deed as follows:

All that tract or parcel of land situated Easterly of the East Branch of Penobscot River and approximately 1.07 miles Northerly of the "Hunt Farm" so called, being more particularly described as follows:

Beginning at the point of intersection of the high water mark of the east line of said East Branch with a blazed line on the westerly side of a gravel road dividing lands of Granter with lands now or formerly in Baskahegan Company, as described in Book 941 on Page 235 of the hereinafter referenced Registry; and running;

Thence along said dividing line on a 1994 magnetic bearing of S 72° 05' 32" E, passing at 17.00 feet, more or less, a 5/8" steel pin marking the south end of a 757.04 foot tie line bearing N 03° 18' 51 "W, along the west side hereof and passing at 137.44 feet, more or less, a wooden post marked "Baskahegan" on the South and "Godsoe" on the North, for a total distance of 712.88 feet, more or less;

Thence N 16° 23, 05" E, a distance of 718.72 feet to a point;

Thence N 72° 51' 41" W, passing at 125.00 feet, a 5/8" steel pin and at 950.89 feet, a 5/8" steel pin marking the north end of the aforesaid tie line, for a total distance of 970.89 feet, more or less, to the high water mark of the east line of said East Branch;

Thence meandering in a Southeasterly direction along said high water mark approximately 780.00 feet, more or less, to the point of BEGINNING;

Together with a non-exclusive right-of-way and easement for access purposes, to be used with Grantor and others entitled thereto, over existing roadways crossing other lands of Grantor and extending to and from State Route 11 and the foregoing Premises;

Together with an easement 25 feet wide for the purpose of maintaining repairing and replacing, at Grantee's sole cost and expense, that pipeline used to transport water from a spring on adjoining lands of Granter to a building on the above-described parcel, the centerline of which is more particularly described as follows:

Commencing at the SE corner of the above-described Premises and running:

Thence N 16° 23' 05" E, 356.24 feet to the point of BEGINNING;

Thence S 51 ° 25' 50" E, 175.03 feet; and

Thence S 23° 04' 34" E, 86.23 feet to the point of TERMINUS;

Together with the right to flow water through said pipeline and to maintain said spring.

The tract described above, known as Lunksoos Camps, is all of the same land described in a deed from William C. Todd and Sandra D. Todd to Elliottsville Plantation, Inc. dated April 14, 2011, and recorded in Book 12454, Page 30 of the Penobscot County Registry of Deeds.

**EXHIBIT B
RESERVATIONS AND COVENANTS**

The Grantor, hereby reserves rights, as specifically set forth herein, to use and occupy the Property (hereinafter referred to as the "Reserved Rights"), subject to all Specific and General Conditions stated below.

PROPERTY SPECIFIC CONDITIONS

Grantor reserves the right, but not the obligation, to construct, repair and maintain campground facilities including cabins, wall tents and tent platforms, picnic pavilions, toilet and bath houses, septic systems, below-ground utilities, waste management systems, parking areas and appurtenances thereto, intended to serve visitors to the Property. Grantor further reserves the right to use and occupy the structures on the Property for staff housing and to operate recreational and educational programs. Grantor reserves the right, but not the obligation, to construct, establish, and locate a road on the Property. Said road shall be constructed in compliance with the General Conditions set forth below. The Reserved Rights shall be for a period of three (3) years from the day and year first written above (the "Term"). Grantor may, in its sole discretion and upon written notice to the Grantee, extend the Term of the Reserved Rights for an additional two (2) years ("Extension").

GENERAL CONDITIONS

Consultation

All Reserved Rights shall be exercised in consultation with the Grantee but shall not require Grantee's permission or approval.

Nonexclusive Reservations

Grantor's use and occupancy reservations shall be nonexclusive and all said reservations shall be exercised subject to and in conjunction with those administrative and operational needs of the Grantee.

Compliance

The Grantor shall ensure that the exercise of its Reserved Rights is in compliance with all applicable local, state, and federal laws, ordinances, and regulations.

Access

The Grantor shall have the right to enter upon, travel and transport personnel, materials and equipment over and across the Property to the extent reasonable and necessary to exercise the Reserved Rights.

Surface Alterations

Grantor reserves the right to alter the surface of the Property to the extent necessary or convenient to exercise the Reserved Rights provided all such surface alterations must be located and designed in a manner to assure protection of the objects of scientific and historic interest and to minimize soil erosion, alterations to wetlands, and ecological or archeological harm to the Property.

Structures

All structures shall be sited in an unobtrusive manner, complimentary to the landscape. The siting of any structure shall be above any flood level and off of the banks of a watercourse. Any structure that is built for mountain views should be sited so that it is not obviously visible from other viewpoints.

Roads and Trails – All roads shall follow existing logging roads, skid road trails, and other disturbed areas wherever possible and any hardening shall be with natural materials. No road surface shall exceed a width of eighteen (18) feet. Trail surfaces will not be wider than 8 feet and the route will balance the character of the trail with the utilization of previously disturbed areas.

Indemnification - In the event that Grantor utilizes the Reserved Rights, the United States of America, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury to any person or property of any kind whatsoever, whether to the person or property of the Grantor, its agents, employees or third parties from any cause or causes whatsoever while in or upon the Property or any part thereof if and to the extent arising out of or in any way connected to any acts or omissions of Grantor, its agents or employees or occasioned by its occupancy or exercise of the Reserved Rights on the Property or any activity carried on by the Grantor in connection therewith during the period of Grantor's utilization of the Reserved Rights, and Grantor hereby covenants and agrees to indemnify, defend, save and hold harmless the United States of America, its agents and employees from all such liabilities, expenses and costs on account of or by reason of any personal injuries, deaths, liabilities, claims, suits or losses however occurring or damages arising out of the same. This obligation shall survive the termination of any such Reserved Rights as to claims accruing prior to the date of termination or transfer.

Insurance. The Grantor is responsible for insuring its interest in the Property.

Taxes. The Grantor is responsible for the payment of any taxes or assessments that may be levied against its interest in the Property.

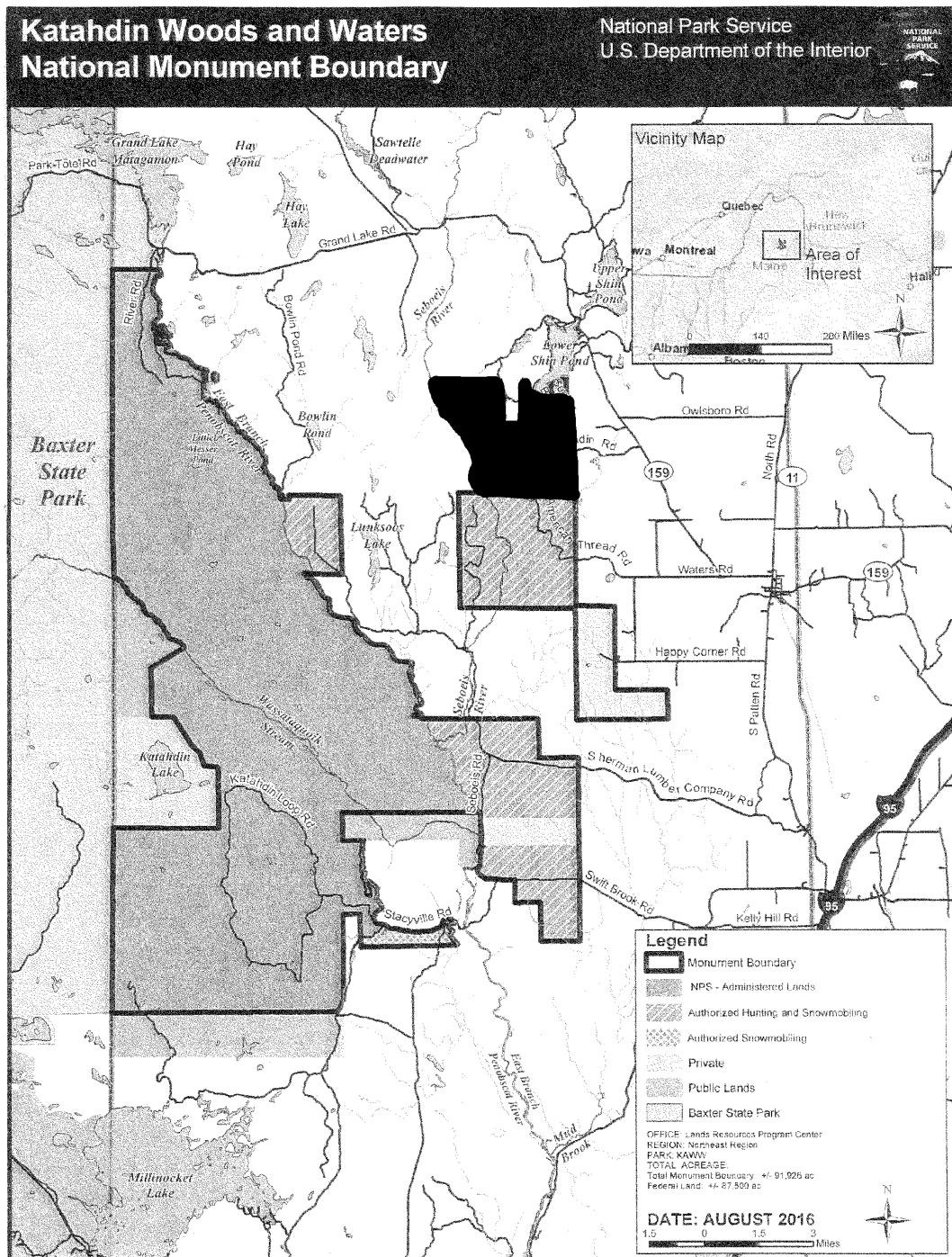
Termination. The Grantor and Grantee, upon mutual agreement and in writing, may terminate the Reserved Rights prior to the expiration of the Term or Extension.

No Transfer Tax Paid

Seboeis River North Tract

Lakeville Shores, Inc and H Haynes Inc to EPI dated September 21, 2011

Seboeis River North 4,936 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 5, Range 7 W.E.L.S., Penobscot County, State of Maine, said property being identified as Seboeis River North containing 4,936.90 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

RESERVING to the GRANTOR certain rights described in EXHIBIT B attached hereto and incorporated herein.

THE SAID GRANTEE shall permit hunting on the Property by the public in accordance with the laws of Maine and the United States of America, notwithstanding the ordinary prohibition of hunting on lands within the National Park System. However, trapping of any

species, except pursuant to a valid existing right, or by the GRANTEE or its agents as part of a species or ecological management plan, shall be prohibited, as shall the hunting of bears with bait or dogs. GRANTEE may designate zones where, and establish periods when, no hunting shall be permitted for reasons of public safety, administration, or resource protection.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

[Redacted signature box]

By: Roxanne Quimby
President

**STATE OF MAINE
COUNTY OF HANCOCK**

,ss August 17, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted signature box]

Notary Public/Attorney



R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:

GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17TH day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature]

(official signature and seal of notary)

(Print Name of Notary Public):

[Redacted Name]

My commission expires: 03-17-2017



SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

The land, together with the improvements located thereon, in Township 5 Range 7 W.E.L.S., bounded and described as follows:

So much of the South Half of Township 5 Range 7 W.E.L.S. as lies easterly of the thread of the Sebocis River, EXCEPTING AND RESERVING therefrom the Public or Reserved Lots.

Also conveying all of Grantors' right, title and interest, if any, to the land between the high water mark and the low water mark of Lower Shin Pond adjacent to the premises herein conveyed.

EXCEPTING from the above-described property so much thereof as was conveyed by the following deeds:

1. Ralph B. Leonard to Edwin F. Fowler by deed dated April 1928 and recorded in Book 1025, Page 398 of the Penobscot County Registry of Deeds.
2. Lakeville Shores, Inc., and H.C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Stephanie J. Lent, formerly known as Stephanie J. Lent-Clay dated August 10, 2006 and recorded in Book 10585, Page 158.
3. Lakeville Shores, Inc., and H.C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Robert I. Lent and Muriel C. Lent dated August 10, 2006 and recorded in Book 10585, Page 186.
4. Lakeville Shores, Inc., and H.C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Paul R. Peavey, Clarke W. Peavey and Charles D. Peavey dated July 26, 2006 and recorded in Book 10588, Page 91.
5. Lakeville Shores, Inc., and H.C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Russell L. Weller and Susan M. Weller dated April 11, 2007 and recorded in Book 10926, Page 340.
6. Lakeville Shores, Inc., and H.C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Robert L. Shirley and Althea H. Shirley, not individually but only in their capacities as Trustees of Shirley Realty Trust under a Declaration of Trust dated June 27, 2006, dated March 28, 2008 and recorded in Book 11341, Page 26 and subject to the rights of way conveyed in said deed.
7. Lakeville Shores, Inc., and H.C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Charles F. Lane and Kirk A. Ritchie dated April 16, 2008 and recorded in Book 11368, Page 229 and subject to the rights of way conveyed in said deed.

EXCEPTED PARCEL (Lower Shin Pond)

ALSO EXCEPTING a certain lot or parcel of land situated in Township 5, Range 7 W.E.L.S., Penobscot County, Maine, bounded and described as follows:

Beginning at a point where the thread of an un-named brook which flows westerly intersects the apparent town line between Township 5, Range 7 W.E.L.S. and Mount Chase, said point being located using a Garmin GPSmap 76Cx GPS receiver and being located at 46° 04' 01.9" N Latitude and 68° 33' 48.6" W Longitude;

Thence, generally westerly, along the thread of said un-named brook to its intersection with the thread of Sucker Brook;

Thence, generally northwesterly, along said thread of Sucker Brook, to the most southeasterly boundary of land now or formerly owned by Robert L. Shirley and Althea H. Shirley, not individually but only in their capacities as Trustees of Shirley Realty Trust under a Declaration of Trust dated June 27, 2006, as described in a deed dated March 28, 2008 and recorded in Book 11341, Page 26 of the Penobscot County Registry of Deeds;

Thence N 68° 12' E, along said southeasterly boundary of Shirley, to the most easterly corner of said Shirley;

Thence N 17° 07' W, along the most northeasterly boundary of said Shirley, a distance of nine hundred sixty-nine and eight tenths (969.8') feet to a 5/8" rebar at an angle point in the northeasterly boundary of said Shirley;

Thence N 12° 38' W, along said northeasterly boundary of Shirley, a distance of four hundred twenty-one and four tenths (421.4') feet to a 5/8" rebar near the shore of Lower Shin Pond;

Thence continuing N 12° 38' W, along said northeasterly boundary of Shirley, a distance of five (5±) feet, more or less, to the normal high water mark of Lower Shin Pond;

Thence generally northeasterly and easterly, along said normal high water mark of Lower Shin Pond, to its intersection with the above mentioned apparent town line between Township 5, Range 7 W.E.L.S. and Mount Chase;

Thence southerly, along said apparent town line between Township 5, Range 7 W.E.L.S. and Mount Chase, to the point of beginning.

EXCEPTING AND RESERVING from the Excepted Parcel are the parcels conveyed in the following deeds:

1. Lakeville Shores, Inc., and H. C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Russell L. Weller and Susan M. Weller dated April 11, 2007 and recorded in Book 10926, Page 340 of the Penobscot County Registry of Deeds.

2. Lakeville Shores, Inc., and H. C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Charles F. Lane and Kirk A. Ritchie dated April 16, 2008 and recorded in Book 11368, Page 229 of the Penobscot County Registry of Deeds, and subject to the rights of way conveyed in said deed.
3. Prentiss & Carlisle Company, Inc., et als., to Lakeville Shores, Inc., and H. C. Haynes, Inc., dated June 20, 2005 and recorded in Book 9943, Page 284 of the Penobscot County Registry of Deeds.

Meaning and intending to reserve to Lakeville Shores, Inc., a parcel of land containing 260 acres, more or less, bounded on the north in part by the high water mark of Lower Shin Pond; on the east by the apparent town line between Township 5, Range 7 W.E.L.S. and Mount Chase; on the south by the thread of an un-named brook flowing westerly; and on the west by the thread of Sucker Brook and the above mentioned Shirley land.

TOGETHER WITH and SUBJECT TO the rights of way in Township 5, Range 7 W.E.L.S., Penobscot County, Maine, set forth in the deed from Prentiss & Carlisle Company, Inc., et als., to Lakeville Shores, Inc., and H. C. Haynes, Inc., dated June 20, 2005 and recorded in Book 9943, Page 275 of the Penobscot County Registry of Deeds.

ALSO CONVEYING, in common with others, the right of way in Patten, Penobscot County, Maine, granted in the Easement Deed and Agreement from Lange Timber Limited Liability Company, et als., to Five Islands Land Corporation and Lakeville Shores, Inc., dated June 13, 2007 and recorded in Book 11031, Page 248 of the Penobscot County Registry of Deeds, subject to the limitations and reservations stated therein.

ALSO CONVEYING, in common with others, the right of way in Township 4, Range 7 W.E.L.S., granted in the Easement Deed and Agreement from Five Islands Land Corporation, dated December 31, 2007 and recorded in Book 11250, Page 304 of the Penobscot County Registry of Deeds, subject to the limitations and reservations stated therein.

The tract described above, known as Seboeis River North, is all of the same land described in a deed from Lakeville Shores, Inc. and H.C. Haynes, Inc. to Elliotsville Plantation, Inc. dated September 21, 2011, and recorded in Book 12606, Page 28 of the Penobscot County Registry of Deeds.

**EXHIBIT B
RESERVATIONS AND COVENANTS**

The Grantor, hereby reserves rights, as specifically set forth herein, to use and occupy the Property (hereinafter referred to as the "Reserved Rights"), subject to all Specific and General Conditions stated below.

PROPERTY SPECIFIC CONDITIONS

Grantor reserves the right, but not the obligation, to construct, establish, and locate a non-motorized, recreational trail corridor. The trail surface shall be no wider than eight (8) feet and any trail hardening shall be with natural materials. Trail amenities such as kiosks, warming huts, and signage may be constructed along the trail corridor. The Reserved Rights shall be for a period of five (5) years from the date and year first written above (the "Term"). Grantor may, in its sole discretion and upon written notice to the Grantee, extend the Term of the Reserved Rights for an additional two (2) years ("Extension").

GENERAL CONDITIONS

Consultation

All Reserved Rights shall be exercised in consultation with the Grantee but shall not require Grantee's permission or approval.

Nonexclusive Reservations

Grantor's use and occupancy reservations shall be nonexclusive and all said reservations shall be exercised subject to and in conjunction with those administrative and operational needs of the Grantee.

Compliance

The Grantor shall ensure that the exercise of its Reserved Rights is in compliance with all applicable local, state, and federal laws, ordinances, and regulations.

Access

The Grantor shall have the right to enter upon, travel and transport personnel, materials and equipment over and across the Property to the extent reasonable and necessary to exercise the Reserved Rights.

Surface Alterations

Grantor reserves the right to alter the surface of the Property to the extent necessary or convenient to exercise the Reserved Rights provided all such surface alterations must be located and designed in a manner to assure protection of the objects of scientific and historic interest and to minimize soil erosion, alterations to wetlands, and ecological or archeological harm to the Property.

Structures

All structures shall be sited in an unobtrusive manner, complimentary to the landscape. The siting of any structure shall be above any flood level and off of the banks of a watercourse. Any

structure that is built for mountain views should be sited so that it is not obviously visible from other viewpoints.

Roads and Trails – All roads shall follow existing logging roads, skid road trails, and other disturbed areas wherever possible and any hardening shall be with natural materials. No road surface shall exceed a width of eighteen (18) feet. Trail surfaces will not be wider than 8 feet and the route will balance the character of the trail with the utilization of previously disturbed areas.

Indemnification - In the event that Grantor utilizes the Reserved Rights, the United States of America, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury to any person or property of any kind whatsoever, whether to the person or property of the Grantor, its agents, employees or third parties from any cause or causes whatsoever while in or upon the Property or any part thereof if and to the extent arising out of or in any way connected to any acts or omissions of Grantor, its agents or employees or occasioned by its occupancy or exercise of the Reserved Rights on the Property or any activity carried on by the Grantor in connection therewith during the period of Grantor's utilization of the Reserved Rights, and Grantor hereby covenants and agrees to indemnify, defend, save and hold harmless the United States of America, its agents and employees from all such liabilities, expenses and costs on account of or by reason of any personal injuries, deaths, liabilities, claims, suits or losses however occurring or damages arising out of the same. This obligation shall survive the termination of any such Reserved Rights as to claims accruing prior to the date of termination or transfer.

Insurance. The Grantor is responsible for insuring its interest in the Property.

Taxes. The Grantor is responsible for the payment of any taxes or assessments that may be levied against its interest in the Property.

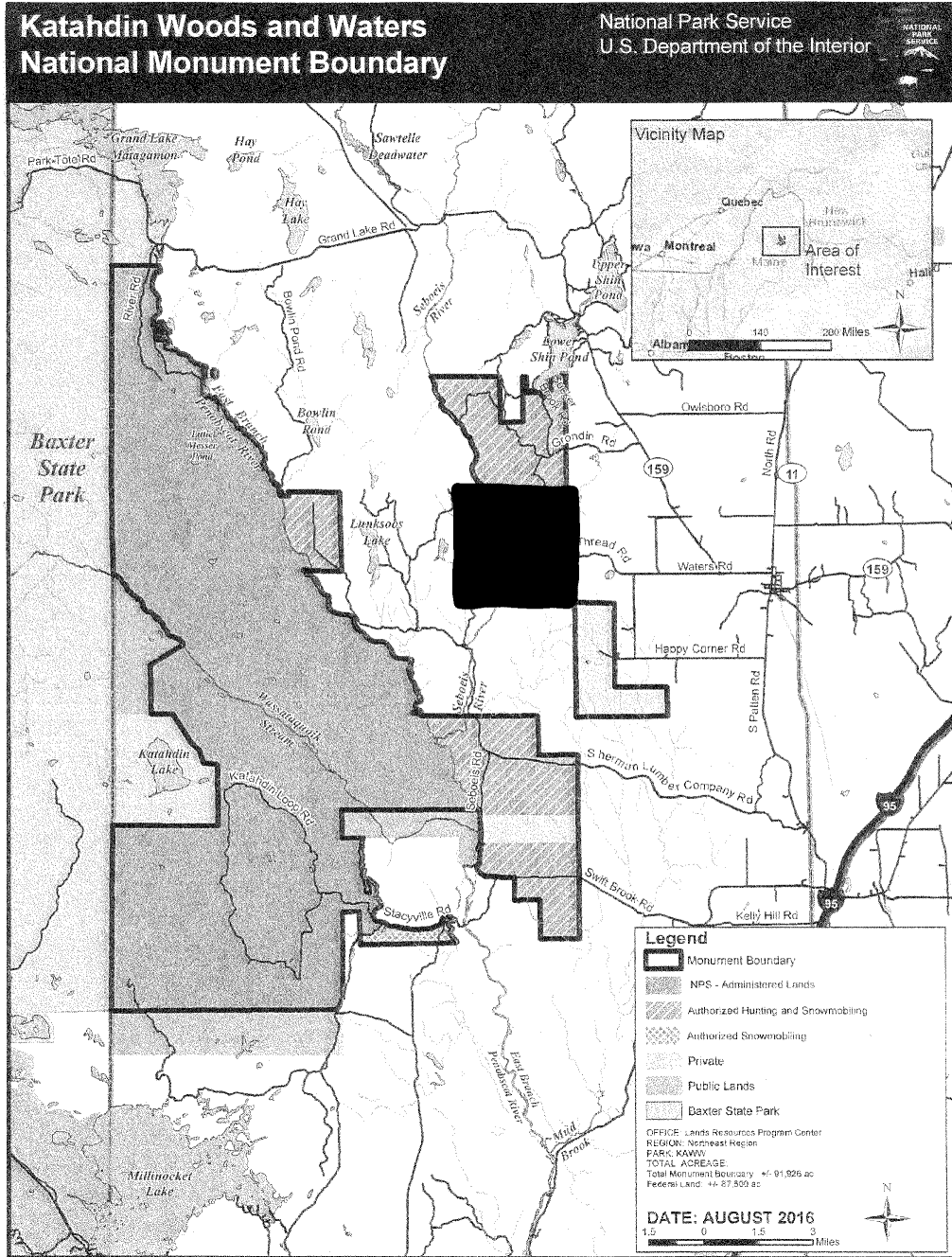
Termination. The Grantor and Grantee, upon mutual agreement and in writing, may terminate the Reserved Rights prior to the expiration of the Term or Extension.

No Transfer Tax Paid

Seboeis River South Tract

Herbert Haynes, Ginger Maxwell and Barbara French to EPI dated September 21, 2011

Seboeis River South 6,595 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 12th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 4, Range 7 W.E.L.S., Penobscot County, State of Maine, said property being identified as Seboeis River South containing 6,595 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

RESERVING to the GRANTOR certain rights described in EXHIBIT B attached hereto and incorporated herein.

THE SAID GRANTEE shall permit hunting on the Property by the public in accordance with the laws of Maine and the United States of America, notwithstanding the ordinary prohibition of hunting on lands within the National Park System. However, trapping of any

species, except pursuant to a valid existing right, or by the GRANTEE or its agents as part of a species or ecological management plan, shall be prohibited, as shall the hunting of bears with bait or dogs. GRANTEE may designate zones where, and establish periods when, no hunting shall be permitted for reasons of public safety, administration, or resource protection.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

[Redacted signature box]

By: Roxanne Quimby
President

**STATE OF MAINE
COUNTY OF HANCOCK**

,ss *Sept 12*, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted signature box]

Notary Public/Attorney

F. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:



GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature] (official signature and seal of notary)

(Print Name of Notary Public): [Redacted Name]

My commission expires: 03-17-2017


 **SOPHAVY EATH**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

The land, together with any improvements thereon, in Township 4, Range 7 W.E.L.S., Penobscot County, State of Maine, being more particularly bounded and described therein as follows:

All of the northeast quarter of Township 4, Range 7 WELS, including the Public Lot located therein, said Public Lot being further described in a deed from the State of Maine dated December 28, 1984, recorded in Book 3615, Page 46 of the Penobscot County Registry of Deeds.

Also conveying all rights acquired by Five Islands Land Corporation in the following instruments:

1. Easement Deed and Agreement from Lange Timber Limited Liability Company, et als., to Five Islands Land Corporation and Lakeville Shores, Inc., recorded on July 6, 2007 in Book 11031, Page 248 of the Penobscot County Registry of Deeds, subject to the conditions of use set forth therein.
2. Easement Deed and Agreement from Lange Timber Limited Liability Company, et als., Five Islands Land Corporation recorded on July 6, 2007 in Book 11031, Page 278 of the Penobscot County Registry of Deeds, SUBJECT TO the conditions of use set forth therein.

This conveyance is made subject to the Easement Deed and Agreement from Five Islands Land Corporation to Lakeville Shores, Inc., dated December 31, 2007 and recorded in Book 11250, Page 304 of the Penobscot County Registry of Deeds.

The tract described above, known as Seboeis River South, is all of the same land described in a deed from Herbert C. Haynes, Jr., Ginger E. Maxwell, and Barbara A. French to Elliottsville Plantation, Inc. dated September 21, 2011, and recorded in Book 12606, Page 39 of the Penobscot County Registry of Deeds.

**EXHIBIT B
RESERVATIONS AND COVENANTS**

The Grantor, hereby reserves rights, as specifically set forth herein, to use and occupy the Property (hereinafter referred to as the "Reserved Rights"), subject to all Specific and General Conditions stated below.

PROPERTY SPECIFIC CONDITIONS

Grantor reserves the right, but not the obligation, to construct, establish, and locate a non-motorized, recreational trail corridor. The trail surface shall be no wider than eight (8) feet and any trail hardening shall be with natural materials. Trail amenities such as kiosks, warming huts, and signage may be constructed along the trail corridor. The Reserved Rights shall be for a period of five (5) years from the date and year first written above (the "Term"). Grantor may, in its sole discretion and upon written notice to the Grantee, extend the Term of the Reserved Rights for an additional two (2) years ("Extension").

GENERAL CONDITIONS

Consultation

All Reserved Rights shall be exercised in consultation with the Grantee but shall not require Grantee's permission or approval.

Nonexclusive Reservations

Grantor's use and occupancy reservations shall be nonexclusive and all said reservations shall be exercised subject to and in conjunction with those administrative and operational needs of the Grantee.

Compliance

The Grantor shall ensure that the exercise of its Reserved Rights is in compliance with all applicable local, state, and federal laws, ordinances, and regulations.

Access

The Grantor shall have the right to enter upon, travel and transport personnel, materials and equipment over and across the Property to the extent reasonable and necessary to exercise the Reserved Rights.

Surface Alterations

Grantor reserves the right to alter the surface of the Property to the extent necessary or convenient to exercise the Reserved Rights provided all such surface alterations must be located and designed in a manner to assure protection of the objects of scientific and historic interest and to minimize soil erosion, alterations to wetlands, and ecological or archeological harm to the Property.

Structures

All structures shall be sited in an unobtrusive manner, complimentary to the landscape. The siting of any structure shall be above any flood level and off of the banks of a watercourse. Any

structure that is built for mountain views should be sited so that it is not obviously visible from other viewpoints.

Roads and Trails – All roads shall follow existing logging roads, skid road trails, and other disturbed areas wherever possible and any hardening shall be with natural materials. No road surface shall exceed a width of eighteen (18) feet. Trail surfaces will not be wider than 8 feet and the route will balance the character of the trail with the utilization of previously disturbed areas.

Indemnification - In the event that Grantor utilizes the Reserved Rights, the United States of America, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury to any person or property of any kind whatsoever, whether to the person or property of the Grantor, its agents, employees or third parties from any cause or causes whatsoever while in or upon the Property or any part thereof if and to the extent arising out of or in any way connected to any acts or omissions of Grantor, its agents or employees or occasioned by its occupancy or exercise of the Reserved Rights on the Property or any activity carried on by the Grantor in connection therewith during the period of Grantor's utilization of the Reserved Rights, and Grantor hereby covenants and agrees to indemnify, defend, save and hold harmless the United States of America, its agents and employees from all such liabilities, expenses and costs on account of or by reason of any personal injuries, deaths, liabilities, claims, suits or losses however occurring or damages arising out of the same. This obligation shall survive the termination of any such Reserved Rights as to claims accruing prior to the date of termination or transfer.

Insurance. The Grantor is responsible for insuring its interest in the Property.

Taxes. The Grantor is responsible for the payment of any taxes or assessments that may be levied against its interest in the Property.

Termination. The Grantor and Grantee, upon mutual agreement and in writing, may terminate the Reserved Rights prior to the expiration of the Term or Extension.

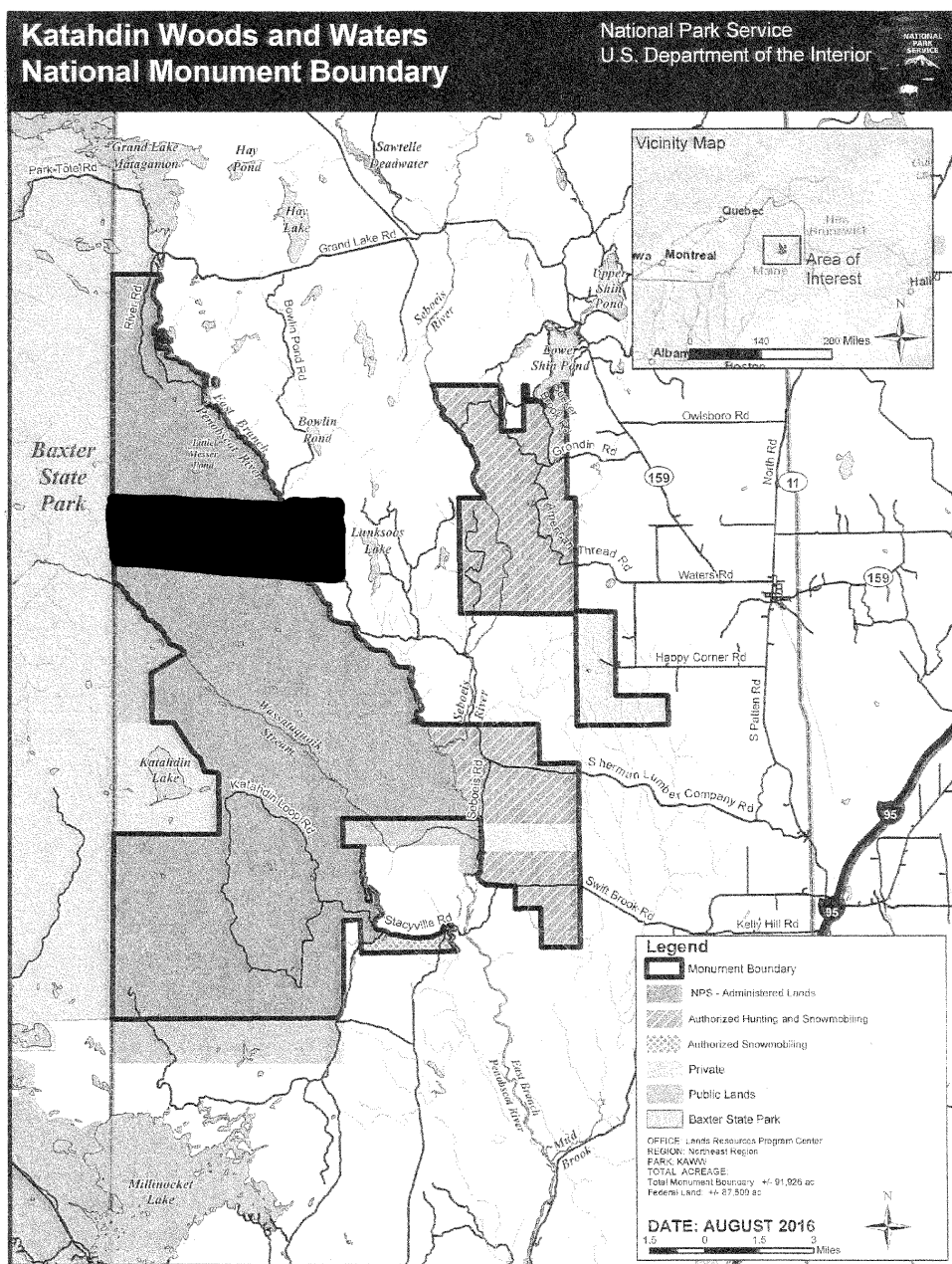
No Transfer Tax Paid

**Susan F. Bulay, Register
Penobscot County, Maine**

TFG Tract

Heartwood Forestland Fund V Limited Partnership to EPI dated November 13, 2012

TFG 8531 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 17th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 4, Range 8 W.E.L.S., Penobscot County, State of Maine, said property being identified as TFG containing 8,531 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

THE SAID GRANTEE shall permit hunting on the Property by the public, easterly of the easterly bank of the East Branch of the Penobscot River in accordance with the laws of Maine and the United States of America, notwithstanding the ordinary prohibition of hunting on lands within the National Park System. However, trapping of any species, except pursuant to a valid existing right, or by the GRANTEE or its agents as part of a species or ecological management plan, shall be prohibited, as shall the hunting of bears with bait or dogs.

GRANTEE may designate zones where, and establish periods when, no hunting shall be permitted for reasons of public safety, administration, or resource protection.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

~~WITNESS~~
[Redacted Signature Box]

ELLIOTTSVILLE PLANTATION, INC.

By: [Redacted Signature Box]
Roxanne Quimby
President

STATE OF MAINE
COUNTY OF HANCOCK

,ss *August 12*, 2016

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me, [Redacted Signature Box]
Notary Public/Attorney

R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

Please type or print name of notary
My Commission expires:



GRANTEE ACCEPTANCE

The above and foregoing Fee Interest was authorized to be accepted by the United States of America, GRANTEE, as aforesaid, and the said GRANTEE does hereby accept the foregoing Deed, by and through Rachel McManus, Deputy Realty Officer, Department of the Interior, National Park Service, Northeast Region Land Resources, Boott Cotton Mills Museum, 115 John Street, 5th Floor, Lowell, Massachusetts 01852, hereunto duly authorized the day and year first above written.

THE UNITED STATES OF AMERICA

[Redacted Signature]

Rachel McManus
Deputy Realty Officer
U.S. Department of the Interior
National Park Service
Northeast Region

Commonwealth of Massachusetts) ss.
County of Middlesex)

On this 17th day of AUGUST, 2016, before me, the undersigned notary public, personally appeared Rachel McManus, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Redacted Signature]

(official signature and seal of notary)

(Print Name of Notary Public): [Redacted Name]

My commission expires: 03-17-2017



SOPHAVY EATH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 17, 2017



EXHIBIT A

A certain parcel of land in Township Four (4), Range Eight (8) West from the East line of the State (W.E.L.S.), Penobscot County, Maine bounded and described, as follows:

The northerly third of said Township consisting of lots numbered 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 as indicated on Plan of Partition made by Commissioners appointed by the Court of Common Pleas holden in Bangor, Penobscot County, Maine and recorded in Volume 150, Page 505 of the Penobscot Registry of Deeds.

Excepting therefrom the following:

1. Premises conveyed by Fraser Paper Limited to Jon C. Smallwood et al. dated August 28, 1990 and recorded in Book 4714, Page 107.
2. Premises conveyed by Lange Timber LLC et al to Bowlin Camps LLC dated January 10, 2008 and recorded in Book 11260, Page 95.

The tract described above, known as TFG, is all of the same land described in a deed from Heartwood Forestland Fund V Limited Partnership to Elliotsville Plantation, Inc. dated November 13, 2012, and recorded in Book 13036, Page 1 of the Penobscot County Registry of Deeds.

No Transfer Tax Paid

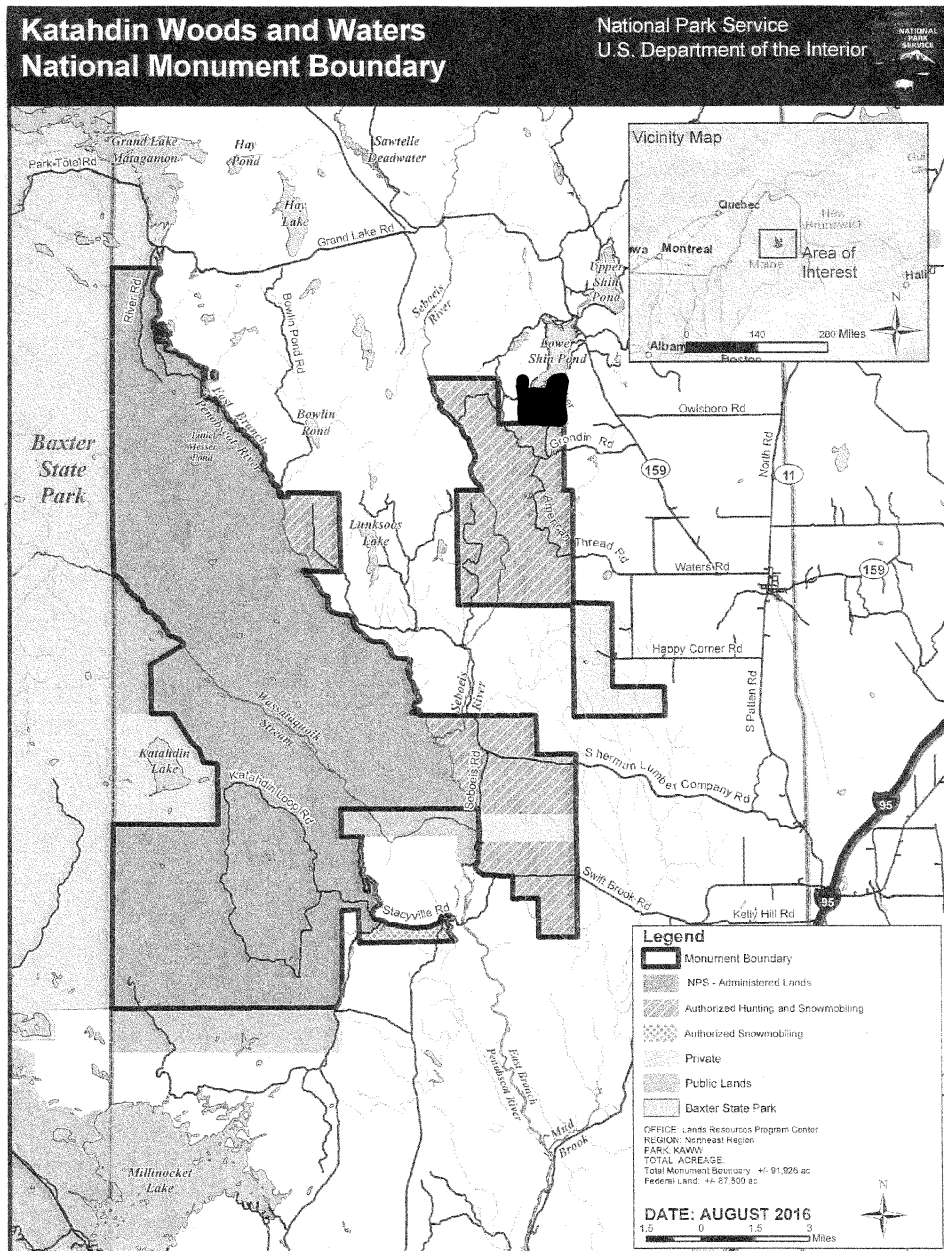
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Susan F. Bulay, Register
Penobscot County, Maine

Lower Shin Pond Tract

Herbert Haynes, Inc to EPI dated January 20, 2014

Lower Shin Pond 267.54 acres



QUITCLAIM DEED WITH COVENANT

THIS INDENTURE is made this 17th day of August, 2016, by and between ELLIOTSVILLE PLANTATION, INC., a Maine non-profit corporation with a mailing address of P.O. Box 148, Portland, Maine 04112 (hereinafter referred to as the "GRANTOR") and the UNITED STATES OF AMERICA, with a mailing address of 1849 "C" Street, N.W., Room 2444, Washington, DC 20240, (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the owner of certain property in Township 5, Range 7 W.E.L.S., Penobscot County, State of Maine, said property being identified as Lower Shin Pond containing 267.54 acres more or less, (the "Property"); and

WHEREAS, the Property, comprises a portion of a nationally significant natural and cultural landscape associated with the woods and waters along the East Branch of the Penobscot River in Maine; and

WHEREAS, the Secretary of the Interior is authorized to accept the relinquishment of the Property in behalf of the Federal Government.

NOW THEREFORE, the GRANTOR, in consideration of a gift, does hereby convey with QUITCLAIM COVENANTS, unto the UNITED STATES OF AMERICA and its assigns, in fee simple, forever, the Property described in EXHIBIT A attached hereto.

TOGETHER WITH all rights, hereditaments, easements, and appurtenances thereunto belonging to the GRANTEE and its assigns; forever, in fee simple, free and clear from all liens and encumbrances, together with all right, title and interest which GRANTOR may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing the said land, and in and to any alleys, roads, streets, ways, strips, gores or railroad rights-of-way abutting or adjoining said land.

RESERVING to the GRANTOR certain rights described in EXHIBIT B attached hereto and incorporated herein.

THE SAID GRANTEE shall permit hunting on the Property by the public in accordance with the laws of Maine and the United States of America, notwithstanding the ordinary prohibition of hunting on lands within the National Park System. However, trapping of any

species, except pursuant to a valid existing right, or by the GRANTEE or its agents as part of a species or ecological management plan, shall be prohibited, as shall the hunting of bears with bait or dogs. GRANTEE may designate zones where, and establish periods when, no hunting shall be permitted for reasons of public safety, administration, or resource protection.

TO HAVE AND TO HOLD the said Property together with all and singular the rights and privileges thereto belonging unto the UNITED STATES OF AMERICA and its assigns in fee simple forever.

THE ACQUIRING federal agency is the United States Department of the Interior.

THE SAID GRANTOR covenants that it has the right to convey said land; that it has done no act to encumber the same; that the said GRANTEE shall have quiet and peaceful possession of the same, free and clear from any and all encumbrances; that it will warrant the Property hereby conveyed; and that it, the said GRANTOR, will execute such further assurances of the said land as may be requisite.

IN WITNESS WHEREOF, the said GRANTOR, ELLIOTTSVILLE PLANTATION, INC. has caused its corporate name to be signed hereto and its official corporate seal to be hereto affixed this day and year first above written.

WITNESS

ELLIOTTSVILLE PLANTATION, INC.

[Redacted signature box]

[Redacted signature box]

By: Roxanne Quimby
President

**STATE OF MAINE
COUNTY OF HANCOCK**

,ss *August 12, 2016*

Personally appeared the above named, Roxanne Quimby, President of ELLIOTTSVILLE PLANTATION, INC. and acknowledged the foregoing instrument to be her free act and deed in her said capacity of said corporation.

Before me,

[Redacted signature box]

Notary Public/Attorney

**R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020**

Please type or print name of notary
My Commission expires:



EXHIBIT A

The land, together with the improvements located thereon, in Township 5 Range 7 W.E.L.S., bounded and described as follows:

Beginning at a point where the thread of an un-named brook which flows westerly intersects the apparent town line between Township 5, Range 7 W.E.L.S. and Mount Chase, said point being located using a Garmin GPSmap 76Cx GPS receiver and being located at $46^{\circ} 04' 01.9''$ N Latitude and $68^{\circ} 33' 48.6''$ W Longitude;

Thence, generally westerly, along the thread of said un-named brook to its intersection with the thread of Sucker Brook;

Thence, generally northwesterly, along said thread of Sucker Brook, to the most southeasterly boundary of land now or formerly owned by Robert L. Shirley and Althea H. Shirley, not individually but only in their capacities as Trustees of Shirley Realty Trust under a Declaration of Trust dated June 27, 2006, as described in a deed dated March 28, 2008 and recorded in Book 11341, Page 26 of the Penobscot County Registry of Deeds;

Thence $N 68^{\circ} 12' E$, along said southeasterly boundary of Shirley, to the most easterly corner of said Shirley;

Thence $N 17^{\circ} 07' W$, along the most northeasterly boundary of said Shirley, a distance of nine hundred sixty-nine and eight tenths (969.8') feet to a $5/8''$ rebar at an angle point in the northeasterly boundary of said Shirley;

Thence $N 12^{\circ} 38' W$, along said northeasterly boundary of Shirley, a distance of four hundred twenty-one and four tenths (421.4') feet to a $5/8''$ rebar near the shore of Lower Shin Pond;

Thence continuing $N 12^{\circ} 38' W$, along said northeasterly boundary of Shirley, a distance of five (5±) feet, more or less, to the normal high water mark of Lower Shin Pond;

Thence generally northeasterly and easterly, along said normal high water mark of Lower Shin Pond, to its intersection with the above mentioned apparent town line between Township 5, Range 7 W.E.L.S. and Mount Chase;

Thence southerly, along said apparent town line between Township 5, Range 7 W.E.L.S. and Mount Chase, to the point of beginning.

Also conveying all of Grantors' right, title and interest, if any, to the land between the high water mark and the low water mark of Lower Shin Pond adjacent to the premises herein conveyed.

EXCEPTING AND RESERVING the parcels conveyed in the following deeds:

1. Lakeville Shores, Inc., and H. C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Russell L. Weller and Susan M. Weller dated April 11, 2007 and recorded in Book 10926, Page 340 of the Penobscot County Registry of Deeds.
2. Lakeville Shores, Inc., and H. C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Charles F. Lane and Kirk A. Ritchie dated April 16, 2008 and recorded in Book 11368, Page 229 of the Penobscot County Registry of Deeds, and subject to the rights of way conveyed in said deed.
3. Lakeville Shores, Inc., and H. C. Haynes, Inc., also known as Herbert C. Haynes, Inc., to Scott J. Savage and Michael E. Savage dated January 13, 2014 and recorded in Book 13440, Page 149 of the Penobscot County Registry of Deeds, and subject to the rights of way conveyed in said deed.

TOGETHER WITH and SUBJECT TO the rights of way in Township 5, Range 7 W.E.L.S., Penobscot County, Maine, set forth in the deed from Prentiss & Carlisle Company, Inc., et als., to Lakeville Shores, Inc., and H. C. Haynes, Inc., dated June 20, 2005 and recorded in Book 9943, Page 275 of the Penobscot County Registry of Deeds.

ALSO CONVEYING, in common with others, the right of way in Patten, Penobscot County, Maine, granted in the Easement Deed and Agreement from Lange Timber Limited Liability Company, et als., to Five Islands Land Corporation and Lakeville Shores, Inc., dated June 13, 2007 and recorded in Book 11031, Page 248 of the Penobscot County Registry of Deeds, subject to the limitations and reservations stated therein.

ALSO CONVEYING, in common with others, the right of way in Township 4, Range 7 W.E.L.S., granted in the Easement Deed and Agreement from Five Islands Land Corporation, dated December 31, 2007 and recorded in Book 11250, Page 304 of the Penobscot County Registry of Deeds, subject to the limitations and reservations stated therein.

The tract described above, known as Lower Shin Pond, is all of the same land described in a deed from Herbert C. Haynes, Inc., a/k/a H.C. Haynes, Inc. to Elliotsville Plantation, Inc. dated January 20, 2014, and recorded in Book 13448, Page 86 of the Penobscot County Registry of Deeds.

**EXHIBIT B
RESERVATIONS AND COVENANTS**

The Grantor, hereby reserves rights, as specifically set forth herein, to use and occupy the Property (hereinafter referred to as the "Reserved Rights"), subject to all Specific and General Conditions stated below.

PROPERTY SPECIFIC CONDITIONS

Grantor reserves the right, but not the obligation, to construct, establish and locate piers, docks, boathouses, ramps, parking areas or similar structures, intended to serve visitors to the Property. The Reserved Rights shall be for a period of five (5) years from the day and year first written above (the "Term").

GENERAL CONDITIONS

Consultation

All Reserved Rights shall be exercised in consultation with the Grantee but shall not require Grantee's permission or approval.

Nonexclusive Reservations

Grantor's use and occupancy reservations shall be nonexclusive and all said reservations shall be exercised subject to and in conjunction with those administrative and operational needs of the Grantee.

Compliance

The Grantor shall ensure that the exercise of its Reserved Rights is in compliance with all applicable local, state, and federal laws, ordinances, and regulations.

Access

The Grantor shall have the right to enter upon, travel and transport personnel, materials and equipment over and across the Property to the extent reasonable and necessary to exercise the Reserved Rights.

Surface Alterations

Grantor reserves the right to alter the surface of the Property to the extent necessary or convenient to exercise the Reserved Rights provided all such surface alterations must be located and designed in a manner to assure protection of the objects of scientific and historic interest and to minimize soil erosion, alterations to wetlands, and ecological or archeological harm to the Property.

Structures

All structures shall be sited in an unobtrusive manner, complimentary to the landscape. The siting of any structure shall be above any flood level and off of the banks of a watercourse. Any structure that is built for mountain views should be sited so that it is not obviously visible from other viewpoints.

Roads and Trails – All roads shall follow existing logging roads, skid road trails, and other disturbed areas wherever possible and any hardening shall be with natural materials. No road surface shall exceed a width of eighteen (18) feet. Trail surfaces will not be wider than 8 feet and the route will balance the character of the trail with the utilization of previously disturbed areas.

Indemnification - In the event that Grantor utilizes the Reserved Rights, the United States of America, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury to any person or property of any kind whatsoever, whether to the person or property of the Grantor, its agents, employees or third parties from any cause or causes whatsoever while in or upon the Property or any part thereof if and to the extent arising out of or in any way connected to any acts or omissions of Grantor, its agents or employees or occasioned by its occupancy or exercise of the Reserved Rights on the Property or any activity carried on by the Grantor in connection therewith during the period of Grantor's utilization of the Reserved Rights, and Grantor hereby covenants and agrees to indemnify, defend, save and hold harmless the United States of America, its agents and employees from all such liabilities, expenses and costs on account of or by reason of any personal injuries, deaths, liabilities, claims, suits or losses however occurring or damages arising out of the same. This obligation shall survive the termination of any such Reserved Rights as to claims accruing prior to the date of termination or transfer.

Insurance. The Grantor is responsible for insuring its interest in the Property.

Taxes. The Grantor is responsible for the payment of any taxes or assessments that may be levied against its interest in the Property.

Termination. The Grantor and Grantee, upon mutual agreement and in writing, may terminate the Reserved Rights prior to the expiration of the Term.

No Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine