

QUITCLAIM DEED WITH COVENANT

EPC HOLDINGS 656 LLC, a Washington Limited Liability Company, having a mailing address of c/o 1031 Services, Inc., 40 Lake Bellevue, Suite 101, Bellevue, WA 98005, for consideration paid, GRANTS to KAREN A. WYATT, Trustee of the KAREN A. WYATT TRUST u/a dated June 10, 2002, having a mailing address of 2034 Hopewood Drive, Falls Church, Virginia 22043, with QUITCLAIM COVENANT, a certain lot or parcel of land, together with the improvements thereon, situated in Blue Hill, Hancock County, Maine, bounded and described as follows:

Beginning on the easterly side of the highway leading from Blue Hill Falls to Brooklin at land of Clarence Conroy; thence easterly by said Conroy's land one hundred forty-two (142) feet to corner bound at land of Oliver C. Morrison; thence northerly by land of said Morrison two hundred thirty-three (233) feet to corner bound; thence westerly by land of said Morrison one hundred forty-two (142) feet to said highway; thence southerly by said highway two hundred seventy-nine (279) feet to the first-bound and place of beginning, together with all buildings thereon.

MAINE REAL ESTATE
TRANSFER TAX PAID

MEANING AND INTENDING TO CONVEY and hereby conveying the same premises described in a deed from Stephen M. Lewandowski and Maryanne L. Lewandowski to the Grantor herein, dated May 13, 2005 and recorded at the Hancock County, Maine, Registry of Deeds in Book 4199, Page 346.

IN WITNESS WHEREOF, EPC Holdings 656 LLC, has caused this instrument to signed and sealed this 4 day of November, 2005.

EPC Holdings 656 LLC, a Washington
limited liability company
By: EPC Exchange Corporation, its sole
member

By Jessica C. Kelly
Name: Jessica C. Kelly
Title: Assistant Secretary

STATE OF WASHINGTON
COUNTY OF KING

November 4, 2005

Then personally appeared the above named Jessica C. Kelly, Assistant Secretary of EPC Exchange Corporation, sole member of EPC Holdings 656 LLC, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Venita C. Bishop

Type or print name of Notary

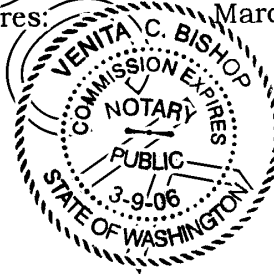
Venita C. Bishop

Residing at:

Renton, WA

My Commission Expires:

March 9, 2006



COUNTY

R/Ellyn Best L.O.