

STATE OF GEORGIA  
COUNTY OF FULTON

DRAFTED BY:

STEVEN J. SAURO, Attorney  
Fort James Operating Company  
133 Peachtree Street NE  
Atlanta, GA 30303

FEBRUARY, 2003

THIS DEED, made this 21<sup>st</sup> day of ~~November, 2002~~ ~~XXXXXXXXXX~~, by and between FORT JAMES OPERATING COMPANY, a Virginia corporation, successor by merger of Fort James Fiber Company ("Grantor"), and CLARENCE GRANT (together, "Grantee"); and Karen A. Ray

W-I-T-N-E-S-S-E-T-H:

That the said Fort James Operating Company, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, has bargained, sold and conveyed and by these presents does bargain, sell and convey unto the said Grantee, its successors and assigns, the Cottage Lots Numbered 88 and 88A, Molasses Pond, Eastbrook, according to a plan of cottage lots prepared for Diamond Occidental Forest, Inc. dated November 3, 1989 known as "Plan of Molasses Pond - Roaring Brook Camp Lots", recorded in File 23, No. 86C and 86D, Hancock County Registry of Deeds, located in Eastbrook, Hancock County, Maine, together with all buildings and other improvements of Grantor located thereon, as well as all rights, privileges and easements appertaining thereto (such land, together with such buildings, improvements, rights, privileges and easements being hereinafter referred to as the "Real Property").

TO HAVE AND TO HOLD the Real Property and all privileges and appurtenances thereto belonging unto said Grantee, its successors and assigns, in fee simple forever.

MAINE REAL ESTATE  
TRANSFER TAX PAID

AND the said Grantor does covenant that it is seized of the Real Property in fee simple; that the Real Property is free from encumbrances done by the Grantor; and that it will warrant and defend the title to the Real Property against the claims of all persons claiming by, through or under the said Grantor, but against none other; provided, however, that this conveyance is made subject to and there are hereby excepted from the covenants and warranties hereinabove set forth, the matters set forth in Exhibit A attached hereto and made a part hereof.

[THE REST OF THE PAGE IS LEFT INTENTIONALLY BLANK]

[Signature Page to Follow]

IN WITNESS WHEREOF the said Grantor has caused this writing to be signed on its behalf and its corporate seal to be hereunto affixed this the day and year first hereinabove written.

WITNESS:

FORT JAMES OPERATING COMPANY,  
a Virginia corporation

By: [Signature]  
Print Name: Terrill W. Heyman

By: [Signature]  
George W. Daniel  
Director of Real Estate

(CORPORATE SEAL)

STATE OF GEORGIA  
COUNTY OF FULTON, SS.

November 25, 2002

Then personally appeared the above named George W. Daniel, the Director of Real Estate of said Fort James Operating Company, a Virginia corporation, as foresaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

[Signature]  
[Signature]  
Notary Public

CHERYL BUTLER

**EXHIBIT A**  
**PERMITTED EXCEPTIONS**

1. Easements, restrictions or encroachments of record or which would be ascertainable by a thorough physical inspection of the Real Property or an accurate survey.
2. Existing zoning laws or ordinances.
3. Taxes or assessments for the current year which are not yet due and payable.
4. That certain lease between Grantor (as successor-in-interest to Diamond Occidental Forest, Inc.), as Lessor, and Karen Call, as Lessee dated as of June 1, 1990.
5. Riparian right of others in and to any brooks, streams, rivers, ponds, or millsites located on, bordering on, or flowing through the property.
6. Title to and rights of the public or others entitled thereto in and to those portions of the insured premises lying within the bounds of any road adjacent to the insured premises, and the rights of others, if any, to use any private road(s) within the bounds of the subject property, the existence of which roads would be reflected by an accurate survey or inspection of the property.
7. Map File 23, Nos. 86A-86F read that new lots numbered 44A, 45A, 88A, 119A, 120A, 123A, and 127A are subject to the condition that these new lots are to be sold only to abutting landowners.
8. Lots numbered 44, 45, 88, 119, 120, 123, 127, 84A and 84B are subject to the condition that the premises shall not be further subdivided within itself, and upon the further condition that in the event the Grantee, or Grantee's successor in title, acquires a Back Lot, as that term is defined in the Declaration of Covenants, Conditions and Restrictions referenced below, which Back Lot is contiguous to the subject premises, such Back Lot shall be deemed merged with the subject premises, and said merged parcel shall not be subdivided within itself.
9. Lots numbered 44A, 45A, 88A, 119A, 120A, 123A, and 127A are subject to the condition that the premises shall not be further subdivided within itself, and upon further condition that if the lot is merged with a contiguous parcel or lot of land, said merged parcel shall not be subdivided within itself.
10. Subject to and with the benefits of certain covenants contained in the Declaration of Covenants, Conditions and Restrictions of Macomber Mill Campowners Association, recorded in Hancock County Registry of Deeds at Book 1791, Page 397.

11. Subject to all prescriptive easements and all easements of record.
12. Flood rights, if any, conveyed to the Molasses Pond Lake Association.
13. Lack of access to and from parcels which are not benefited by their terms by an easement to a public road or described with public roads as a monument.
14. Rights of others in and to the uninterrupted flow of any natural water courses which may be on the insured premises.
15. Provisions of the Maine Tree Growth Tax Law, Title 36 M.R.S.A. Sections 571-584A.
16. Provisions of Farm and Open Space Tax Law Title 36 M.R.S.A. Section 1101.
17. Provisions of Commercial Forestry Excise Tax Title M.R.S.A. Section 2721-2727.
18. Any dam site licenses not of record in the Registry of Deeds.
19. Rights of parties in possession under unrecorded leases.
20. The provisions of the Spruce Budworm Suppression Act which may result in a lien for payment of an excise tax on the subject property.
21. Natural Resources Protection Act, including rights of the State of Maine to portions of the premises which may have comprised part of a great pond and rights of the public access by foot travel to any great ponds lying within the subject property.
22. The status of any dam or dams that may be located within the bounds of the insured premises.
23. Terms of the Timberland Agreement between Diamond International Corporation and James River Corporation of Virginia dated July 11, 1983, and recorded in the Book 1470 at Page 1 as modified by an amendment dated January 10, 1985, and recorded in Book 1619 at Page 21 of the Hancock County Registry of Deeds. (See also Termination Agreement dated January 4, 1994 between Diamond Occidental Forest Inc., and James River Paper Company and recorded at Book 2220, Page 310 of said Registry).
24. Sawmill Agreement by and between Diamond International Corporation and James River Corporation of Virginia recorded in Book 1470, Page 32. (See also Termination Agreement dated January 4, 1994 between Diamond Occidental Forest, Inc., and James River Paper Company recorded at Book 2220, Page 310 of said Registry.)

25. Roundwood Agreement by and between Diamond International Corporation and James River Corporation of Virginia recorded in Book 1470 at Page 54. (See also Termination Agreement dated January 4, 1994 between Diamond Occidental Forest, Inc., and James River Paper Company recorded at Book 2220, Page 310 of said Registry.)
26. Woodchip Agreement between Diamond International Corporation and James River Corporation and James River Corporation of Virginia recorded in Book 1470 at Page 91. (See also Termination Agreement dated January 4, 1994 between Diamond Occidental Forest, Inc., and James River Paper Company recorded at Book 2220, Page 310.)
27. Agreement between Diamond Occidental Forest, Inc. and James River-Norfolk, Inc. supplementing the above referred to Timberland, Sawmill, Roundwood and Woodchip Supply Agreements which said supplementary agreement is recorded in Book 1698 at Page 469.
28. In connection with an outconveyance to Shirley M. Papritz affecting lots #82 and #83 on Molasses Pond in Eastbrook, a non-exclusive easement is given over a road constructed by Diamond International Corporation running across Diamond property to property now or formerly of one Virginia E. Peters. Said deed to Papritz is recorded in Book 1357, at Page 629. Said easement also benefits adjacent property conveyed to Shirley M. Papritz by Diamond International in Book 1266 at Page 539. Two rights of way affecting the same property are reserved by Shirley M. Papritz in her deed to Diamond International Corporation recorded in Book 1266 at Page 536 which deed conveys 25 acres of land to Diamond but reserves to rights of way, one being 50 feet in width and one being 30 feet in width. Also in connection with this Molasses Pond area there is a non-exclusive right of way granted to the Molasses Pond Lake Association to cross land of Diamond International Corporation to reach the dam at the outlet of Molasses Pond. Said non-exclusive right of way is given in addition to the conveyance of certain property to Molasses Pond Lake Association in a deed from Diamond International Corporation dated January 20, 1977, and recorded in said Registry in Book 1282, Page 373.
29. Easement for pole line granted to Bangor Hydro-Electric Company dated August 2, 1954, recorded in Book 767, Page 109; dated June 18, 1959 and recorded at Book 842, Page 222; dated November 19, 1959 and recorded at Book 852, Page 477; and dated September 21, 1973 and recorded in Book 1178, Page 491 of said Registry, affecting camp lots on Molasses Pond in Eastbrook.
30. Easement to Bangor Hydro-Electric in Eastbrook at Book 777, Page 172 reserved in Book 1047, Page 235, affecting parcel 28.
31. A right of way over a 30 foot wide strip across part of Lot 18 in Eastbrook reserved by Stanley J. Wallon in deed dated November 26, 1945 and recorded in Book 704, Page 305.
32. A 150' wide easement conveyed to Bangor Hydro-Electric Company by instrument dated October 30, 1955, recorded in Book 777, Page 172 over a 960 acre parcel of land, Parcel 28.

33. Rights of Way described in an easement deed from Diamond Occidental Forest Inc., to Roaring Brook Campowners Association, dated January 17, 1990 and recorded at Book 1791, Page 394 of said Registry.
34. Easement from Diamond Occidental Forest Inc. to Bangor Hydro-Electric Company dated May 17, 1990 and recorded at Book 1812, Page 384 of Hancock County Registry of Deeds.
35. Subject to the Declaration of Covenants, Conditions and Restrictions of Roaring Brook Campowners Association dated January 17, 1990 and recorded at Book 1791, Page 417 of Hancock County Registry of Deeds.
36. Possible effect of a Quitclaim Grant of Rights of Way, from Diamond Occidental Forest Inc. to Champion International Corporation, recorded at Book 2152, Page 182 of Hancock County Registry of Deeds.
37. Certificate of Merger which merges "Diamond Occidental Forest Inc.", with and into "Fort James Fiber Company", under the name of "Fort James Fiber Company", as received and filed with the Office of the Secretary of State, State of Delaware on December 18, 1997 at 9:01 a.m., and recorded in Hancock County Registry of Deeds at Book 2717, Page 349. Said merger is effective as of December-28, 1997 at 11:59 p.m. Eastern Standard Time.
38. Rights of way described in a deed from Diamond Occidental Forest, Inc. to Macomber Mill Campowners Association, dated January 17, 1990, and recorded in the Hancock County Registry of Deeds in Book 1791, Page 391.
39. Rights of way and roadways depicted on the surveys of camp lots recorded in said Registry in Plan File 6, Pages 60 and 61, and Plan File 23, Pages 86A-F, inclusive.
40. Rights of the public, including public navigation, to use the use of any great pond and rights of the State of Maine to the floor of any great pond.

EXHIBIT A

LEGAL DESCRIPTION

Cottage Lots Numbered 88 and 88A, Molasses Pond, Eastbrook, according to a plan of cottage lots prepared for Diamond Occidental Forest, Inc. dated November 3, 1989 known as "Plan of Molasses Pond - Roaring Brook Camp Lots", recorded in File 23, No. 86C and 86D, Hancock County Registry of Deeds, located in Eastbrook, Hancock County, Maine.

HANCOCK COUNTY