

**ACQUISITION FROM THE  
NEW HAMPSHIRE & VERMONT RAILROAD**

**LITTLETON TO NORTHUMBERLAND (GROVETON)  
COOS COUNTY REGISTRY  
GRAFTON COUNTY REGISTRY**

COOS COUNTY

RECEIVED COOS COUNTY

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1999 MAY 14 AM 10:21

REGISTERED DEEDS  
QUITCLAIM DEED

REGISTRAR

NEW HAMPSHIRE AND VERMONT RAILROAD COMPANY d/b/a in New Hampshire as NEW HAMPSHIRE AND VERMONT RAILROAD COMPANY, INC., a Florida corporation with a place of business at 416 Main Street, Trenton, Florida 32693 ("NHVT"), for consideration paid, grants to the STATE OF NEW HAMPSHIRE by its DEPARTMENT OF TRANSPORTATION, with a place of business at One Hazen Drive, Concord, New Hampshire 03303 ("NHDOT"), with Quitclaim Covenants (as described in NH RSA 477:28) all of NHVT's right, title and interest in a parcel of railroad land and the buildings, bridges, structures, crossings, fixtures and improvements thereon, if any, situated in Coos County, New Hampshire, which are more particularly described as follows (the "Property"):

A parcel or strip of railroad land of varying width, lying in Grafton and Coos Counties, New Hampshire, comprising a portion of the railroad right of way known as the "Berlin Branch" and a portion of the railroad right of way known as the "Groveton Branch" conveyed by the Boston and Maine Corporation (the "B&M") to NHVT by Release Deed dated May 27, 1992 and recorded at the Grafton County Registry of Deeds at Book 1969, Page 943 and at the Coos County Registry of Deeds at Book 795, Page 407 (the "B&M Deed"), as more particularly described as follows:

The line segment running from railroad milepost 113.0 in Littleton, New Hampshire (shown as railroad Valuation Station 995+66 on plans for Federal Valuation Section 22, Map 19), thence to railroad milepost 125.0 in Whitefield, New Hampshire (shown as railroad Valuation Station 1629+30 on plans for Federal Valuation Section 22, Map 31; and

The line segment running from railroad milepost 125.0 in Whitefield, New Hampshire (shown as railroad Valuation Station 1629+30 on plans for federal Valuation Section 22, Map 31), thence to railroad milepost 130.9 in Jefferson (Waumbec Junction), New Hampshire (shown as

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railroad Valuation Station 325+03.2 on plans for federal Valuation Section 24.2, Map 6 at the point of switch for the Maine Central Railroad connecting track), thence to a point in Groveton (Northumberland), New Hampshire (shown as Valuation Section 2715+83 on plans for federal Valuation Section 22, Map 52 at the Whistle Post located South of the West Street crossing, such point being the point of intersection with the tracks of the St. Lawrence & Atlantic Railroad Company).

The Property includes any and all of the Seller's right, title and interest in the parcels located between such Valuation Stations and identified on Exhibit A attached hereto and on the following plans: Valuation Section 24.2, Maps 1 through 6 and Valuation Section 22, Maps 19 through 52 (copies of which are on file with the Seller, the Buyer and the B&M); however, the sale of the Property is subject to the exceptions and reservations contained in the B&M Deed.

The Property includes any and all rail, ties or other track materials comprising such line segments, all of which shall be left in place. Notwithstanding the foregoing, all loose rail, OTM, vehicles, furnishings and similar property located on or along the Property shall not be included in the sale and shall remain the property of NHVT.

This conveyance is subject to the following reservations, conditions, covenants and agreements:

1. This conveyance is made without granting any right of way, either by necessity or otherwise, over any remaining land or location of NHVT.
2. This Quitclaim Deed constitutes an assignment by NHVT to NHDOT, and an acceptance by NHDOT, of any and all existing rights and agreements, and in addition any and all covenants, maintenance and all other responsibilities and obligations arising or accruing after the date of this

Quitclaim Deed, with respect to any and all overhead, at-grade and subsurface wires, pipes, pedestrian and vehicular crossings, drainage culverts, walls and other crossings, structures and facilities of any type, nature or description located, in whole or in part, within the above described Property which appear of record or, if unrecorded, have been fully disclosed by NHVT to NHDOT (the "Facilities"). NHDOT assumes all rights, agreements, covenants, maintenance and all other responsibilities and obligations with respect to the Facilities as of the date of this Quitclaim Deed but only as to matters, events or activities first occurring after the date of this Quitclaim Deed.

3. Whenever used in this Quitclaim Deed, the term "NHVT" shall refer to the New Hampshire and Vermont Railroad Company d/b/a in New Hampshire as New Hampshire and Vermont Railroad Company, Inc., and its successors, assigns and affiliates, and the term "NHDOT" shall refer to the State of New Hampshire and its successors, assigns, grantees and affiliates, as the case may be.

4. This conveyance is subject to the exceptions and reservations contained in the B&M Deed.


5. The several exceptions, reservations, conditions, covenants and agreements contained in this Quitclaim Deed shall be deemed to run with the land and shall be binding upon NHDOT forever. In addition to the acceptance and recording of this Quitclaim Deed, NHDOT signifies its assent to such exceptions, reservations, conditions, covenants and agreements by joining in the execution of this Quitclaim Deed.

Meaning and intending to describe and convey a portion of the premises described in the B&M Deed.


Executed this 30th day of March, 1999 by the duly authorized officers or representatives of  
NHVT and NHDOT.

NEW HAMPSHIRE AND VERMONT  
RAILROAD COMPANY d/b/a in New


Hampshire as NEW HAMPSHIRE AND  
VERMONT RAILROAD COMPANY, INC.

By:   
Clyde S. Forbes, Jr., President

STATE OF NEW HAMPSHIRE

By:   
James F. Marshall, Director  
N.H. Department of Transportation

Approved as to form and execution this 30th day of March, 1999 by:

  
Anne M. Edwards  
Assistant Attorney General

Approved by Governor and Executive Council on March 24, 1999.

STATE OF NEW HAMPSHIRE  
MERRIMACK, SS

Acknowledged before me this 30th day of March, 1999 by Clyde S. Forbes, Jr., President of the NEW HAMPSHIRE AND VERMONT RAILROAD COMPANY d/b/a in New Hampshire as NEW HAMPSHIRE AND VERMONT RAILROAD COMPANY, INC., on behalf of the Corporation.

*Kathryn MacKinnon*  
Notary Public *Justice of the Peace*  
My Commission Expires: 8/12/03

STATE OF NEW HAMPSHIRE  
MERRIMACK, SS.

Acknowledged before me this 30th day of March, 1999 by James F. Marshall, Director of the STATE OF NEW HAMPSHIRE'S DEPARTMENT OF TRANSPORTATION, on behalf of the State of New Hampshire.

*Kathryn MacKinnon*  
Notary Public *Justice of the Peace*  
My Commission Expires: 8/12/03

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Exhibit ALITTLETON TO GROVETONLittletonGrafton County

<u>Plan V-22/19</u>	Including a portion of parcel #5 northeast of V.S. 995+66(subject to highway crossing ), #4
<u>Plan V-22/20</u>	Including parcels #1,#2,#3 (right to cross highway),#4(right to cross highway),#5,#6,#7(subject to water rights),#8 (subject to utility easement)
<u>Plan V-22/21</u>	Including parcels #1 (excluding parcel #14, previously conveyed), #2 (right to cross highway), #20-5 (excluding that portion of #13 & #16, #11 #3) #4 (excluding that portion of parcel #15), #5, #6 (subject to sewer easement #17), #7, #8, #9, #10 (subject to sewer easement #17), #12, <i>Excluding #18</i>
<u>Plan V-22/22</u>	Including parcels #21-10, #4, #1 (right to cross highway), #2, #3, #5 (subject to utility easement)
<u>Plan V-22/23</u>	Including parcels #22-3, #3 (right to cross highway)
<u>Bethlehem</u>	Including parcels #1, #2
<u>Plan V-22/24</u>	Including parcels #23-2 (excluding that portion of #3 & #4), #1, #2
<u>Plan V-22/25</u>	Including parcels #24-2, #1, #6, #5, #10, #7, #3, #2 (right to cross highway), #4 (right to cross highway), #8 (right to cross highway), #9 (subject to farm crossing), <i>Excluding #11</i>
<u>Plan V-22/26</u>	Including parcels #1, #2 (excluding parcel #8), #3 (right to cross highway), #9, #10 (subject to farm crossing), #6 (right to cross highway), #4, #5, #7
<u>Plan V-22/27</u>	Including parcels #26-4, #1, #2, #3, #4, #5 (subject to highway easement #11), #6, #7, #8, #9 (excluding parcel #12), #10, #26-7
<u>Plan V-22/28</u>	Including parcels #27-3, #5 (right to cross highway), #1 (right to cross highway)
<u>Whitefield</u>	Including parcels #2, #3, #4
<u>Coos County</u>	
<u>Plan V-22/29</u>	Including parcels #1, #2, #3 (right to cross highway), #4
<u>Plan V-22/30</u>	Including parcels #29-4, #1, #2, #3 (right to cross highway), #4

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<u>Plan V-22/31</u>	Including parcels #30-4, #1, #2, #8, #3, #4, #5, #6, #7, #9 (bridge rights)
<u>Plan V-24.2/1</u>	Including parcels #2 & #3 (excluding that portion 25' north of centerline as shown in red on the plan), #4, #5, #6, #7, #8 (subject to easement #30), #9 (right to cross highway), #10 (subject to exclusion of #11), #12, #13, #14, #15 (subject to exclusion of #16), #17 (right to cross highway), #18, #19 (right to cross highway), #20, #21, #22 (subject to #27 allowance for MECRR to cross), #23, #24, #25, #26, #28 (joint occupancy with the MECRR), #29 (subject to utility easement), #30 (subject to easement), #31 (right to cross highway), <i>Excluding</i> #1, #32
<u>Plan V-24.2/2</u>	Including parcels #1, #2, #3, #4, #5
<u>Plan V-24.2/3</u>	Including parcels #2-3, #2-4
<u>Plan V-24.2/4</u>	Including parcels #2-3, #2-4, #1 (excluding that portion of parcels #1 & #5 shown in red on the plan), #4, #2 (right to cross highway), #3 (right to cross highway), #6
<u>Plan V-24.2/4a</u>	Including parcels #4-6
<u>Plan V-24.2/5</u>	Including parcels #4-6, Excluding parcels #4-5, #4-1, #1, #2
<u>Plan V-24.2/6</u>	Including parcels #5-1
<u>Jefferson</u>	Including parcels #5-1, #1 (right to cross Upper Coos RR)
<u>Plan V-24.26/3</u>	Including parcels #2, #1 (excluding that portion southwest of Sta 128+90), #4, #5, #6, Excluding parcel #3
<u>Plan V-24.6/4</u>	Including parcels #1, #2
<u>Plan V-24.6/5</u>	Including parcels #1, #2, #3 & #4 (right to cross highway)
<u>Plan V-24.6/6</u>	Including parcels #1, #2, #3 & #4 (right to cross highway), #5, #7, Excluding parcel #6 (highway easement)
<u>Plan V-24.6/7</u>	Including parcels #1, #2, #3 & #4, Exclude parcel #5 (highway easement)
<u>Plan V-24.6/8</u>	Including parcels #1 - #8, #9 (right to cross highway), #11, #12 (subject to farm crossing), <i>Exclude parcel #10 (highway easement)</i>
<u>Plan V-24.6/9</u>	Including parcels #1, #2, #3, #4, #5, #6, #7, #10, & #11 (right to cross highway), <i>Excluding parcels #12, #14 (pipeline easement)</i>
<u>Lancaster</u>	Including parcels #8, #9



<u>Plan V-24.6/10</u>	Including parcels #1, #2, #3, #4
<u>Plan V-24.6/11</u>	Including parcels #1, #2, #3, #4, #5, #6, #7 #8
<u>Plan V-24.6/12</u>	Including parcels #1, #2, #3, #4, #5, #6, #7(excluding that portion of #20 & #21), #8, #9, #10, #11 (excluding that portion of #22 & #23), #12, #13,- #16 (right to cross highway), #17, #18, <i>Excluding #19 (utility easement)</i>
<u>Plan V-24.6/13</u>	Including parcels #1,- #22, #25 & #26 (right to cross highway ), #27, #28 (right to cross highway), #29 (subject to private crossing), <i>Excluding parcel #23, #30</i>
<u>Plan V-24.6/14</u>	Including parcels #1, #11 (right to cross highway), <i>Excluding parcels #2- #10, &amp; #12- #17</i>
<u>Plan V-22/44</u>	Including parcels #43-20, #2, #3 ( right to cross highway), #4, #5, #6, #7, #8, #9, #1
<u>Plan V-22/45</u>	Including parcels #44-9, #1, #2, #3
<u>Plan V-22/46</u>	Including parcels #45-3, #1, #2 (right to cross highway), #3, #4, <i>Excluding #7 &amp; #8 (highway easement)</i>
<u>Northumberland</u>	Including parcels #5, #6
<u>Plan V-22/47</u>	Including parcels #46-6, #1, #2, #3 (right to cross highway), #4, #5 (right to cross highway), #6, #7- #8 (subject to slope easement)
<u>Plan V-22/48</u>	Including parcels #1, #2, #3, #4, #5 (right to cross highway), #6, #7, #8 (subject to slope easement)
<u>Plan V-22/49</u>	Including parcels #48-6, #48-7, #48-8, #1, #2 (right to cross highway), #3, #4, #5 (subject to exclusion of #19), #6, #7, #8, #9, #10, #11, #13, #14, #15, #16 (right to cross highway), #17, #18, #20- #21 (subject to slope easement)
<u>Plan V-22/50</u>	Including parcels #1, #2, #3, #4, #6, #7, #8, #9 (right to cross highway), #10, #5 (subject to the exclusion of #10)
<u>Plan V-22/51</u>	Including parcels #50-6, #1, #2, #3, #4
<u>Plan V-22/52</u>	Including parcels #51-4 (excluding parcel #15), #1 (right to cross highway), #2 (excluding parcels #13, #14) ending at Whistle Post Sta 2715+83

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