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Grantee

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Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA201194 25.00  
TRANS TAX ST859084 9,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That The Kodiak Group-Farmington, LLC, a New Hampshire Limited Liability Company, with an address of PO Box 1653, Rochester, NH 03866, for consideration paid grants to JSS Residential LLC, a New Hampshire Limited Liability Company, with an address of 585 Calef Highway, Barrington, NH 03825, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon situated on North Main Street in Farmington, Strafford County, State of New Hampshire, bounded and described as follows:

Beginning at a stone post at the westerly sideline of the sidewalk at Main Street and at the northeasterly corner of the premises herein conveyed; thence running westerly by land formerly of Louise Wyatt, but now of George Gray, along a stone curbing set flush with the ground to a point at the southwesterly corner of land formerly of said Gray; thence turning and running southerly and parallel with the easterly sidewall of the main part of the barn located on land of said Gray to a point directly in line with the southerly side wall of said barn; thence turning and running westerly to the southeasterly corner of the main part of said barn; thence turning and running westerly by the southerly sidewall of said bam to the southwesterly corner of the main part of said barn; thence continuing westerly to the center of the private driveway which extends from Union Street around the conveyed premises to Main Street; thence turning and running southerly and easterly by the center line of said driveway to the westerly sideline of Main Street; thence turning and running northerly by said Main Street to the point of beginning .

Said premises are conveyed together with the following easements namely:

- a. The right to pass and repass at any and all times from Union Street in a southerly direction over the existing driveway which passes between the property formerly of Arthur Wiggin and the property formerly of Melissa Crosby to obtain access to the subject premises, said easement to be shared in common with others entitled to use said driveway.



b. The right to pass and repass at any and all times from Main Street in a westerly direction over the southerly half of the existing driveway, to be shared in common with Corrine and Walter Greeley, their heirs and assigns.

Said premises are conveyed subject to the right of way possessed by Walter and Corrine Greeley, their heirs and assigns, to pass and repass at any and all times in a westerly direction from Main Street over the northerly half of the existing driveway, to be shared in common with the grantees herein.


Meaning and intending to describe and convey the same premises conveyed to The Kodiak Group-Farmington, LLC by virtue of a Warranty deed from McMillan Property Services, LLC and Robert L. Constantine dated 10/04/2006 and recorded at the Strafford County Registry of Deeds in Book 3443, Page 98.

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Executed this 8 day of August, 2022.

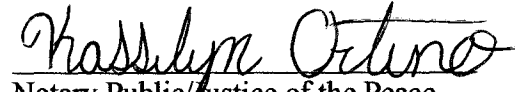
**The Kodiak Group-Farmington, LLC**

  
By: Brian K. Crossan  
Its: Manager

State of New Hampshire

County of Strafford

Then personally appeared before me on this 8 day of August, 2022, Brian K. Crossan, duly authorized Manager on behalf of The Kodiak Group-Farmington, LLC, and acknowledged the foregoing to be his free act and deed.

  
Notary Public/Justice of the Peace  
Commission expiration:

KASSILYN M ORTUNO  
Notary Public - New Hampshire  
My Commission Expires Dec 8, 2026