



LCHIP	ROA693637	25.00
RECORDING		18.00
SURCHARGE		2.00

DEED WITHOUT COVENANTS

For consideration received, Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended, with a mailing address of 91 Warner Hill Road, Derry, NH 03038 ("Grantor") hereby grants to David A. Palmer, with a mailing address of 22 Pierce Street, Concord, NH 03301 ("Grantee"), without covenants, the following:

The certain two (2) tracts or parcels of land in Derry, Rockingham County, New Hampshire, with the buildings and, except as provided below, the improvements thereon, described as MAP 03 LOT 129 and MAP 03 LOT 76 as shown on a plan of land entitled "BOUNDARY PLAT MAP 3 LOTS 74, 76, 128, & 129 #202 ROCKINGHAM RD, #8 & #14 STARK RD; & #2 KILREA RD DERRY, NEW HAMPSHIRE MAY 31, 2018", PREPARED FOR /OWNER: THE MARJORIE A. PALMER REVOCABLE- TRUST 2007 MARJORIE A. PALMER, TRUSTEE 91 WARNER HILL ROAD DERRY NH, 03036 SCALE: 1" = 100' SHEET 1 OF 1 PREPARED BY: Promised Land Survey, LLC 60 Crystal Ave, Unit A Derry, New Hampshire 03038, and recorded at the Rockingham County Registry of Deeds as Plan Number D-42128 (the "Plan").

Meaning and intending to describe and convey a portion of the premises described in the Quitclaim Deed of Marjorie A. Palmer to Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007 recorded in the Rockingham County Registry of Deed in Book 5844, Page 1702.

This conveyance is made upon and subject to: (i) the certain Easement Deed made by Grantor in favor of Palmer and Gardner, LLC of even or near even date and recorded herewith (the "Easement Deed"); and (ii) all matters of record, including without limitation, all matters shown on the Plan. Excepted and reserved from this conveyance are any rights or interests in the Billboard (as defined in the Easement Deed) or any related improvements or facilities notwithstanding the annexation thereof to the land, all of such rights and interests having been conveyed to Palmer and Gardner, LLC pursuant to the Easement Deed.

Grantor hereby reserves to Grantor and Grantor's successors and assigns as evidenced by instruments filed with the Rockingham County Registry of Deeds (collectively, the "ROFR Holder") a right of first refusal of the interest of Grantee and Grantee's successors and assigns regarding the premises hereby conveyed whereby the Grantee or any of Grantee's successors or assigns desiring to sell or transfer the premises or any part thereof or interest therein (a "Transferring Owner") shall serve a right of first refusal written notice upon the ROFR Holder, identifying the name and address of the third party desiring to purchase the same, with a copy of any written offer and any applicable correspondence attached to it (the "ROFR Notice"). The Transferring Owner shall provide all information about the

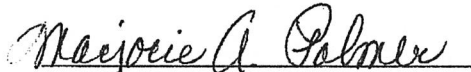
proposed transferee and proposed transaction as may be reasonably requested by the ROFR Holder. The ROFR Holder shall have the exclusive right and option, to be exercised by giving written notice to the Transferring Owner within ninety (90) days from its receipt of the ROFR Notice (the "Option Period") to purchase the interest proposed to be transferred at a purchase price and upon terms no less favorable than those to be paid or performed by the third party for a closing to occur within sixty (60) days following the expiration of the Option Period or such later date, if any, contained in the terms offered to the proposed transferee. The right of first refusal hereby created shall survive involuntary transfers of any part of the premises or interest therein, including any transfers by operation of law, or the attachment, levy, bankruptcy, insolvency, death or incapacity of Grantee or Grantee's successors or assigns.

The undersigned trustee(s) as Trustee(s) under The Marjorie A. Palmer Revocable Trust 2007 created by Marjorie A. Palmer as grantor under trust agreement dated January 23, 2007, as amended to the date hereof, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

The above premises are not subject to homestead or marital rights.

This conveyance is not subject to New Hampshire Real Estate Transfer Tax pursuant to RSA 78-B:2 IX because it is a non-contractual transfer, being a gift.

Executed this 25th day of Nov, 2024.



Marjorie A. Palmer, as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended

ACCEPTANCE OF GRANTEE

By acceptance of the within Deed Without Covenants, for consideration received, the above-name Grantee, David A. Palmer, for himself and his successors and assigns, does hereby agree to fully abide by and perform, as and when required, each covenant and other requirement applicable as owner or successor owner of the above-described property by virtue of the above provisions and/or those set forth in the Easement Deed (as defined above).

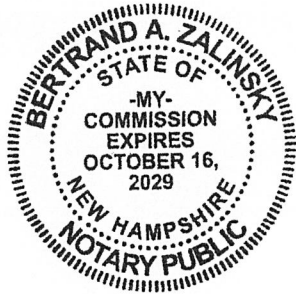
Executed this 25th day of Nov, 2024.



David A. Palmer

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 25th day of Nov, 2024, by Marjorie A. Palmer, in her capacity as Trustee of The Marjorie A. Palmer Revocable Trust 2007, as amended.



Bertrand A. Zalinsky
Notary Public/Justice of the Peace
Print Name: _____
My commission expires: _____

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 25th day of Nov, 2024, by David A. Palmer.



Bertrand A. Zalinsky
Notary Public/Justice of the Peace
Print Name: _____
My commission expires: _____