

FIRST ESSEX BANK, FSB, a Federal Savings Bank with a usual place of business at 296 Essex Street, Lawrence, Massachusetts, formerly known as FIRST ESSEX SAVINGS BANK,

For consideration paid, and in full consideration of TWENTY-THREE THOUSAND AND 00/100 (\$23,000.00) DOLLARS,

grant to Gary Barnes of 12 Powder House Road, Sandown, New Hampshire 03873, with Quitclaim Covenants, all our right, title and interest in and to

A certain parcel of land situated off of Route 121, Hampstead, Rockingham County, State of New Hampshire, and described as follows:

MAP 6, LOT 32, as shown on a plan of land entitled, "Map #6 Lot 32, Plan of Land in Hampstead, N.H. As Drawn For First Essex Savings Bank", Scale 1"=40', dated October 8, 1993, James M. Lavelle Assoc., Land Surveyor, which plan is recorded with Rockingham County Registry of Deeds as Plan No. 22564, which Lot comprises Phase II, as shown on said Plan.

Together with and subject to any and all easements, rights, conditions, and restrictions of record insofar as the same are now in force and applicable.

Being a portion of the premises described in the deed of David L. Morris, Trustee of Stage Road Realty Trust dated January 15, 1993 and recorded with said Registry in Book 2964, Page 2930.

The herein Grantor also grants, assigns, transfers and sets over unto the Grantee, any and all rights of the Grantor as Declarant of Stage Road Condominium, as contained in a certain Declaration of Condominium creating Stage Road Condominium, which Declaration is dated March 16, 1989 and recorded with Rockingham County Registry of Deeds in Book 2786, Page 1860, as said rights are described in a Transfer of Declarant's Development Rights, dated November 3, 1993 and recorded with said Registry in Book 3019, Page 0414.

IN WITNESS WHEREOF, the said First Essex Bank, FSB has caused its corporate seal to be hereto affixed in these presents to be signed, acknowledged and delivered in its name and on behalf by Robert E. Bernier, its Vice President hereto duly authorized this 16th day of July, 1996.

FIRST ESSEX BANK, FSB
By: *[Signature]*
Robert E. Bernier, Vice President

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

July 16, 1996

Then personally appeared the above named Robert E. Bernier, Vice President, and acknowledged the foregoing instrument to be the free act and deed of First Essex Bank, FSB, before me,

[Signature]
John C. Oakley NOTARY PUBLIC

My Commission Expires: 3/5/2000



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ROCKINGHAM COUNTY
REGISTRY OF DEEDS