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Book 4874 Page 487

Page 1 of 3

CATHERINE A. BERUBE

Register of Deeds, Strafford County

LCHIP STA174338 25.00

PREPARED BY AND RETURN TO:
McCausland Keen +Buckman
Attn: Ryan Abrams, Esq.
80 W. Lancaster Avenue, 4th Floor
Devon, PA 19333

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That SBS New Hampshire 2020 LLC, a Delaware limited liability company, with a mailing address of 4045 Pecos Street Suite 201 Denver, CO 80211 ("Grantor"), for consideration paid grants to 328 Cambridge, LLC, a Massachusetts limited liability company, with a mailing address of 55 High Street, Pittsfield, New Hampshire 03263 ("Grantee"), with WARRANTY COVENANTS:

That certain tract or parcel of land situated in Rochester, County of Strafford, State of New Hampshire, shown as Tax Map 258 Lot 3 depicted on a plat entitled Subdivision Plan at 237 Pickering Road in Rochester, NH, dated November 10, 2020 and last revised 12/11/2020; said plat prepared for 328 Cambridge LLC by Promised Land Survey, LLC in unison with Granite Engineering; said plat, sheets 1 and 2 of 2, recorded as Plan 12301 and 12302 at the Stafford County Registry of Deeds.

The conveyance made to Grantee under this Warranty Deed shall be subject to the following restrictive covenant: such Tax Map 258 Lot 3 conveyed hereby to Grantee shall not be used directly or indirectly, for the purposes of a self-storage facility for a period of four (4) years commencing as of the date of this Warranty Deed. The foregoing restrictive covenant shall

run with the land and shall be binding upon Grantee and any of its respective successors and/or assigns.

Exempt from real estate transfer tax pursuant to RSA 78-B:2, IX

[Remainder of page intentionally left blank. Signatures on following page]

This Warranty Deed executed this 26 day of December, ²⁰²⁰~~2021~~ and
made effective the 25 day of February, 2021.

SBS New Hampshire 2020 LLC, a Delaware
limited liability company

[Signature]
Witness

By: [Signature]
Name: Steve Treadwell
Title: Authorized Signatory

ACKNOWLEDGEMENT

State of Colorado

County of Douglas

The foregoing instrument was acknowledged before me this 26 day of
December, ²⁰²⁰~~2021~~ by Steve Treadwell, Authorized Signatory of SBS New
Hampshire 2020 LLC, a Delaware limited liability company, for the purposes herein intended.

[Signature]
Notary Public / Justice of the Peace
Print Name: Katelyn Burch
My Commission Expires: 03/06/2023

*Affix
Seal/
Stamp
within box*

KATELYN BURCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194008949
MY COMMISSION EXPIRES 03/06/2023