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2001 OCT 26 PM 12: 43

BK2306 PG1550

WARRANTY DEED

15000.00

MAURICE J. L'HEUREUX, TRUSTEE OF THE MAURICE J. L'HEUREUX TRUST OF 1998, established under Trust dated September 25, 1998, with an address of 1315 Wellington Road, Manchester, Hillsborough County, New Hampshire, for consideration paid, grants to **HILL HAVEN REALTY, LLC**, a New Hampshire Limited Liability Company, with an address of 1315 Wellington Road, Manchester, Hillsborough County, New Hampshire, with WARRANTY COVENANTS:

A certain tract or parcel of land, with any improvements thereon, situated in Hooksett, Merrimack County, New Hampshire, and being shown as Subdivision Lot 3 Area: 1,187,068 s.f./27.25 ac. (Remainder), on Plan of Land entitled, "Consolidation/ Subdivision Plan of Land of Maurice J. L'Heureux, Tax Map 43, Lots 37-1 and 48, Smyth Road/Londonderry Turnpike, Hooksett, NH", Scale: 1"=100', date: July 2001, prepared for: Maurice J. L'Heureux, Prepared by: CLD Consulting Engineers, Inc., 540 Commercial Street, Manchester, NH 03101, 603-668-8223, FAX: 603-668-8802, said Plan being recorded as Plan #15623 at Merrimack County Registry of Deeds, to which reference is hereby made for a more particular description.

Said Subdivision Lot 3 Area: 1,187,068 s.f./27.25 ac. (Remainder) contains 1,187,068 square feet or 27.25 according to said Plan #15623 recorded with Merrimack County Registry of Deeds.

Subject to Building Setbacks, Notes, and all other matters as shown on said Plan #15623 recorded at Merrimack County Registry of Deeds.

Meaning and intending to convey a portion of the premises as conveyed to the within Grantor by deed of Maurice J. L'Heureux and Jacqueline T. L'Heureux dated September 25, 1998 and recorded at the Merrimack County Registry of Deeds at Book 2122, Page 454. See also Book 2268, Page 732.

The within premises are not homestead property of the Grantor.

Executed this 25th day of October, 2001.

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***15 THOUSAND 0 HUNDRED AND 00 DOLLARS	
MO. DAY YR. 10/26/2001	AMOUNT 512457 \$ ***15000.00
VOID IF ALTERED	

Maurice J. L'Heureux Trust of 1998

Maurice J. L'Heureux, Trustee
Maurice J. L'Heureux, Trustee

STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.

OCTOBER 25, 2001

Then personally appeared the above named, Maurice J. L'Heureux, Trustee of the Maurice J. L'Heureux Trust of 1998, and acknowledged the execution of the foregoing instrument to be his free act and deed for the purposes contained herein, as aforesaid, before me.

Arnold T. Croft
Arnold T. Croft, Justice of the Peace
My Commission Expires: 05/26/04