

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT we, David N. Robator and Nancy I. Robator, of 12 Newbury Lane, Town of Bedford, County of Hillsborough, State of New Hampshire, as a gift, grant to Nancy I. Robator, and her successors, Trustees of the Nancy I. Robator Living Trust, under Declaration of Trust dated June 17, 1998, with a mailing address of 12 Newbury Lane, Town of Bedford, County of Hillsborough and State of New Hampshire, all right, interest and title, WITH QUITCLAIM COVENANTS, a certain tract or parcel of land, bounded and described as follows:

Unit No. 7 in Building C of the Towne Square Professional Park Condominium, a condominium located on Parmenter Road in Londonderry, Rockingham County, New Hampshire, as established by Town Square Professional Park, Inc., pursuant to New Hampshire RSA 356-B by Declaration dated January 28, 1981 in Book 2382, Pages 0705 to 0770, and as amended in Book 2480, Page 459.

Said Unit is laid out as shown on the Site Plan filed with the Declaration and recorded in said Registry of Deeds as Plan D-9979 and as shown on the Floor Plan filed with the Declaration and recorded with said Registry of Deeds as Plan 12190 and recorded with said Floor Plan is the Certified Statement of a Licensed Professional Engineer in the manner required in New Hampshire RSA 356-B.

Said Unit is conveyed together with a 3.91% undivided interest in the common areas and facilities appurtenant to said Unit as provided in the Declaration, together with the right to use the same in common with others entitled thereto, and is conveyed subject to the provisions of the Declaration and Bylaws and the rules and regulations adopted thereunder.

Said Unit is to be used for commercial purposes and shall not be used for any residential purpose except as may be expressly permitted by the Board of Directors in accordance with the provisions of the Declaration and Bylaws.

Said Unit is acquired with the benefit of and subject to the provisions of New Hampshire RSA 356-B, relating to Unit Ownership of Real Property as that statute is written as of the date hereof and as it may in the future be amended.

Meaning and intending to describe and convey the premises conveyed to David N. Robator and Nancy I. Robator by Warranty Deed of Louis G. Ladouceur, as and only as sole trustee of Scott Realty Trust 1, dated March 17, 1987 and recorded in the Rockingham County Registry of Deeds at Book 2666, Page 2859.

The within premises are not homestead property.

This conveyance is a non-contractual transfer as defined by RSA 78-B:1-a, III, and is not subject to transfer tax.

WITNESS my hand this 17th day of June, 1998.



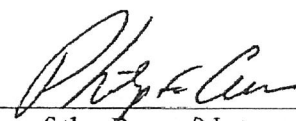
 DAVID N. ROBATOR



 NANCY I. ROBATOR

STATE OF NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

Personally appeared before me on this 17th day of June, 1998, David N. Robator and Nancy I. Robator, and acknowledged that they executed the foregoing instrument for the purposes therein contained and as their voluntary act and deed.



 Justice of the Peace/Notary Public
 My commission expires:

#2369/unitc7.qcd

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS		
NO.	DAY	YR.
062398	299413	\$ 40.00
VOID IF ALTERED		