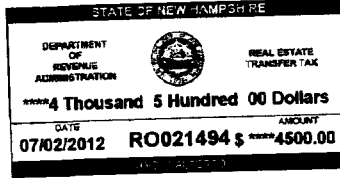


MAIL TO

RETURN TO:
Germaine & Blaszk, PA
23 Birch Street
Derry, NH 03038



032209

2012 JUL -2 AM 9:22

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

Barry A. Cohoon, Trustee of Assurance Realty Trust, a Massachusetts trust established under trust agreement dated December 31, 1996; recorded with the Middlesex South Registry of Deeds in Cambridge, Massachusetts on 1/9/97 at Document No. 1021830, with an address of P. O. Box 396, East Derry, New Hampshire 03041, for consideration paid, grants to Emilia Lee Holdings, LLC, a New Hampshire limited liability company, with an address of 72 West Broadway, Derry, New Hampshire 03038, with Warranty Covenants:

A certain lot of land located on West Broadway, in Derry, County of Rockingham State of New Hampshire, situated on the south side of West Broadway and on the west side of West Everett Street, on the corner of said street; said lot being fifty-nine (59) fee more or less on West Broadway and extending back a distance of about ninety-nine (99) feet, containing 5,841 square feet, more or less, and being the east half of lot number 20 on plan of lots of Oscar C. Griffin, said plan being dated June 22, 1901 and being lot 30 (incorrectly recited as Lot #20 in previous deeds) on plan of lots of O. C. Griffin dated Nov. 6, 1909, recorded in the Rockingham Book of Plans, Vol. 1, Page 11, all of the distances on said last plan being more or less.

The reference to "being the east half of lot number twenty on plan of Oscar C. Griffin" as contained in the deed from Everett E. Griffin to Pentacostal Church o the Nazarene recorded in Volume 698, Page 195, which language has been carried forward in other instruments in the chain of title appears to be in error, as there is no lot number twenty on the plan of Oscar g. Griffin, being Plan No. 00190, additionally, lot number twenty

on Plan #050 is clearly not the locus lot or a part of the locus lot. The locus lot is believed to be Lot 30 on Plan #050 and is the same lot as shown on Derry Tax Maps, Sheet 116, Lot 26124.

Being the same premises conveyed to the within named grantor by deed of BankBoston, N.A., as successor-in interest to Derry Bank & Trust Company, dated January 27, 2000 and recorded in the Rockingham County Registry of Deeds on February 1, 2000 at Book 3452, Page 2820.

TRUSTEE CERTIFICATION

The undersigned Trustee, as trustee under the **Assurance Realty Trust**, has 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 undersigned Trustee, upon oath, does depose and say that the said Trust is in full force and effect; that the same has not been amended, altered, dissolved or liquidated; and that the said Trust is in good standing and that he is the sole Trustee of said Trust.

Dated this 29th day of June, 2012.

Assurance Realty Trust

Cassandra Dall
Witness

Barry A. Cohoon
Barry A. Cohoon, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

The foregoing instrument was acknowledged before me this 29th day of June, 2012 by Barry A. Cohoon, Trustee under the Assurance Realty Trust.



Therese M. Dubowik
Justice of the Peace