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WARRANTY DEED

Colby Litchfield LLC, a New Hampshire limited liability company, with its principal place of business located at c/o Maloney & Kennedy, PLLC, 15 Dartmouth Dr., Auburn, Rockingham County, New Hampshire 03032, for consideration paid, grants to S&L Projects LLC, a Washington limited liability company, with a principal place of business located at 108 N. Washington St., Suite 500, Spokane, Washington 99201, with *warranty covenants*, a certain tract of parcel of land situate in the Town of Litchfield, County of Hillsborough, State of New Hampshire, more particularly described as follows:

A certain tract or parcel of land situate in the Town of Litchfield, County of Hillsborough, State of New Hampshire, shown as Tax Map 20, Lot 21 and Parcel A on a plan entitled "Lot Line Adjustment Plan" dated November 2017, prepared by Fuss & O'Neill, recorded in the Hillsborough County Registry of Deeds as Plan No. 39727 (the "Plan").

The Grantor hereby reserves the right and easement to pass and repass, by foot or vehicle, and to the purpose of construct, improve, pave, repair and maintain an access road/driveway, over the Access Easement area ("Easement Area") to Tax Map 20, Lot 96 (as the same may hereafter be subdivided and/or merged with adjacent land), as shown on a plan entitled "Easement Plan" dated May 11, 2018, prepared by Fuss & O'Neill, recorded in the Hillsborough County Registry of Deeds as Plan No. 39737 (the "Plan"). In reserving this easement over the Easement Area, Grantor and Grantee agree to the following terms:

Improvements and Maintenance. Grantor shall not make any improvements to the Shared Easement Area without the consent of the Grantee or its successors and/or assigns. Any improvements to the Shared Easement Area shall be maintained in accordance with the terms and conditions contained herein.

Grantor shall be solely responsible for all improvements to the Grantor Easement Area and shall provide Grantee or its successors and/or assigns with thirty (30) days written notice prior the construction of any improvements, along with evidence of worker's compensation insurance. Following commencement of construction of any improvements by Grantor, all work shall be completed in a diligent and timely manner, not to exceed a period of six (6) months.