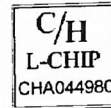
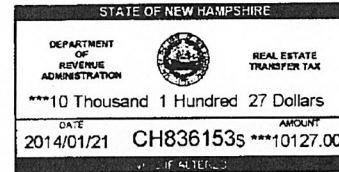


Anna J. Tiff



Return to:
Kasper & Associates, PLLC
PO Box 574
Walpole, NH 03608

Property:
79 Turnpike Road and
7 Knight Street a/k/a 81 Turnpike Road
Jaffrey, NH



WARRANTY DEED

That, TAC Properties Inc. (TAC Properties, Inc.) a New Hampshire corporation with a mailing address of PO Box 516, Jaffrey, County of Cheshire, State of New Hampshire, for consideration paid, grants to TAC Sr Holding Company, LLC, a New Hampshire limited liability company with an address of 68 Bancroft Road, Rindge, County of Cheshire, State of New Hampshire 03461, with warranty covenants, the following:

Those certain tracts of land with any buildings thereon situate in Jaffrey, County of Cheshire, State of New Hampshire, bounded and described as follows:

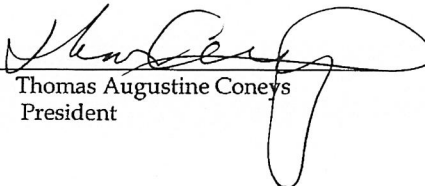
SEE SCHEDULE A ATTACHED

TRACT I: Being all of the premises conveyed to TAC Properties, Inc. by deed of CFX Bank dated December 4, 1997, recorded in Book 1625, Page 770 of the Cheshire County Registry of Deeds.

TRACT II: Being all of the premises conveyed to TAC Properties Inc. by deed of New Hampshire Ball Bearings, Inc. dated May 31, 1995, recorded in Book 1524, Page 244 of the Cheshire County Registry of Deeds

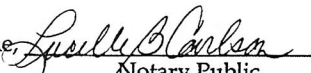
Dated this 17th day of January, 2014

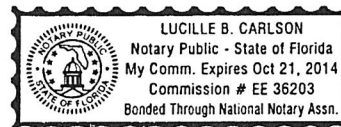
TAC Properties Inc.
a/k/a TAC Properties, Inc.

By: 
Thomas Augustine Coneys
President

STATE OF ~~NEW HAMPSHIRE~~ Florida
COUNTY OF ~~CHESHIRE~~ Sarasota

The foregoing instrument was acknowledged before me this 17 day of January, 2014 by Thomas Augustine Coneys the duly authorized President of TAC Properties Inc. on behalf of the corporation.

Before me, 
Notary Public
My commission expires: 10-21-14



SCHEDULE A

Those certain tracts of land with any buildings thereon situated in Jaffrey, County of Cheshire, State of New Hampshire, bounded and described as follows:

79 Turnpike Road:

A certain tract of land, with the buildings thereon, situate on the northern side of the highway known as Old Turnpike Road and also known as State Highway Route #124 in Jaffrey, County of Cheshire, State of New Hampshire, bounded and described as follows:

Beginning at the southeastern corner of the premises herein conveyed at an iron pin in the ground at the northern side of said highway, which point is situate SOUTH 55° 20' 00" EAST thirty-four (34) feet, more or less, from a stone post at the northern side of said highway; thence running

NORTH 18° 31' 40" EAST by land now or formerly of New Hampshire Ball Bearings, Inc. one hundred fifty-two and sixty-two hundredths (152.62) feet, more or less, to a drill hole set in a stone wall; thence running

NORTH 50° 13' 27" WEST by land now or formerly of Arthur H. Rollins and Evelyn J. Rollins forty-seven and eight tenths (47.8) feet, more or less, to an iron pipe in the ground on the westerly side of Cretia Brook, so-called; thence running

SOUTHWESTERLY by the western side of said Cretia Brook and land now or formerly of Rene J. Taylor and Margaret V. Taylor eighty-seven (87) feet, more or less, to a point on the western side of said brook; thence running

SOUTHWESTERLY crossing said brook by land now or formerly of Albert Cloutier and Eileen Cloutier seventy (70) feet, more or less, to a point on the northern side of said highway; thence running

SOUTH 53° 48' 12" EAST by said highway thirty-six (36) feet, more or less, to a stone post on the northern side of said highway; thence running

SOUTH 55° 20' 00" EAST by said highway thirty-four (34) feet, more or less, to the place of beginning.

Being the premises shown as Lots A and B on plan entitled "Plan of Land in Jaffrey Scale 1"= 20' November 4, 1983 Vorce, Soney and Associates, Inc, 173 Stratton Road, Jaffrey, N.H. 10 Ellery Lane Billerica, Ma.," which plan is recorded in the Cheshire County Registry of Deeds at Plan Book 49, Page 75B.

7 Knight Street aka 81 Turnpike Road:

Four certain tracts or parcels of land with any buildings thereon, situated in Jaffrey, County of Cheshire, State of New Hampshire on the northern side of East Main Street also known as Route No. 124 and the Old Turnpike, more particularly bounded and described as follows:

First Tract

Beginning at a point on the westerly side of a public highway at the southeastern corner of this tract and at the northeastern corner of the third tract hereinbelow described; thence

NORTH 75° 27' 42" WEST by the third tract three hundred thirteen (313) feet, more or less, to an iron pipe at the fourth tract hereinbelow described and continuing on the same bearing by the fourth tract fourteen and three-tenths (14.30) feet, more or less, to an iron pipe at land of Baird; thence

NORTH 35° 55' 43" EAST by land of Baird one hundred forty-two and eight tenths (142.80) feet, more or less, to an iron pipe; thence

NORTH 20° 15' 00" EAST by land of Baird forty-six and sixty-six hundredths (46.66) feet, more or less, to an iron pipe at the extension of East Brook Street; thence

SOUTH 69° 45' 00" EAST by the extension of East Brook Street two hundred sixty-five and eighty-six hundredths (265.86) feet, more or less, to a point; thence turning to the right and running

On the arc of a circle of twenty-five (25) feet radius thirty-nine and twenty-seven hundredths (39.27) feet, more or less, to a point on the westerly side of the highway first mentioned in the description of this tract; thence

SOUTH 20° 15' 00" WEST by the western side of said highway one hundred eighteen and forty-nine hundredths (118.49) feet, more or less, to a point; thence

SOUTH 34° 41' 43" WEST by the western side of said highway nine and forty-two hundredths (9.42) feet, more or less, to the point of beginning.

Second Tract

Beginning at the southwest corner of the tract at a stone bound on the northerly side of East Main Street; thence

SOUTH 56° 03' 50" EAST by the northerly side of East Main Street ninety and two-tenths (90.20) feet, more or less, to an iron pipe on the westerly side of Hillcrest Road; thence

NORTH 53° 44' 40" EAST by the westerly side of Hillcrest Road one hundred eight and nine tenths (108.90) feet, more or less, to an iron pipe at land of Heinonen; thence

NORTH 46° 58' 40" WEST by land of Heinonen one hundred twenty-seven and eight hundredths (127.08) feet, more or less, to an iron pipe on the easterly side of the public highway first mentioned in the description of the first tract; thence

SOUTH 34° 41' 43" WEST by the easterly side of said highway one hundred twenty-two and fifty-four hundredths (122.54) feet, more or less, to the point of beginning.

Third Tract

Beginning at the intersection of the northerly side of East Main Street and the westerly side of the highway first mentioned in the description of the first tract; thence

NORTH 34° 41' 43" EAST by the westerly side of the last mentioned highway four hundred ninety-eight (498) feet, more or less to a point at the southeastern corner of the first tract above described; thence

NORTH 75° 27' 42" WEST by the first tract three hundred thirteen (313) feet, more or less, to an iron pipe at the fourth tract hereinbelow described; thence

SOUTH 73° 15' 18" WEST by the fourth tract two hundred thirteen (213) feet, more or less, to an iron pipe; thence

NORTH 14° 52' 00" WEST by the fourth tract nineteen and sixty hundredths (19.60) feet, more or less, to a drill hole in the rock; thence along the line of the old stone wall

SOUTH 87° 33' 00" WEST eighty-one (81) feet, more or less, to a drill hole; thence by said stone wall

SOUTH 77° 40' 00" WEST fifty-seven (57) feet, more or less, to a drill hole; thence by said stone wall

SOUTH 52° 37' 44" WEST thirty-three (33) feet, more or less, to a drill hole; thence

SOUTH 34° 14' 54" WEST thirty and seventeen hundredths (30.17) feet, more or less, to an iron pipe; thence

SOUTH 22° 28' 00" WEST eighty-seven (87) feet, more or less, to an iron pipe on the northerly side of East Main Street; thence by the northerly side of East Main Street

SOUTH 55° 20' 00" EAST five hundred thirty-eight (538) feet to the point of beginning.

Being a portion of Tract 2 as shown on a plan entitled "Plan of Land Herein Conveyed by the Town of Jaffrey, in Jaffrey, Cheshire County, New Hampshire, Scale 1 inch-50 feet, April 1965 Al Vorce and N. Soney, Surveyors" and recorded in the Cheshire County Registry of Deeds, Plan Book 14, Page 22. Said premises also being a portion of the premises described in the deed of the Town of Jaffrey to the Jaffrey Community Corporation dated December 28, 1965, and recorded in said Registry, Volume 745, Page 504.

Subject to and with the benefit of all rights, restrictions and encumbrances as set forth in the deed of Jaffrey Community Corporation to MAN Electronics Corporation dated July 20, 1966, and recorded with Cheshire County Registry of Deeds in Book 755, Page 241, insofar as the same are now in force and applicable.

Fourth Tract

Beginning at an iron pipe at the northwest corner of the tract and at the northeast corner of Juniper Street, at land now or formerly of August Duval; thence

SOUTH 67° 38' EAST along land of said Duval and as a continuation of the northerly side of Juniper Street twenty-four (24.0) feet, more or less, to an iron pipe near the brook; thence

SOUTH 74° 31' EAST crossing the brook and along land of the Town of Jaffrey about one hundred seventy-nine and three tenths (179.3) feet, more or less, to an iron pipe; thence

SOUTH 73° 54' WEST by the third tract hereinabove described about two hundred thirteen (213) feet, more or less, to an iron pipe; thence

NORTH 14° 13' WEST by the third tract nineteen and six tenths (19.6) feet, more or less, to a drill hole in the rock at the northerly end of a stone wall; thence

NORTH 8° 04' EAST crossing the brook and along a stone wall at the easterly end of Juniper Street about ninety-seven and eight tenths (97.8) feet, more or less, to the place of beginning.

Grantor excepts all portions of highways located within any of the tracts herein conveyed and reserves all rights of the public in such highways.
