

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, Boris B. Gordon and Nancy K. Gordon, Husband and Wife with a mailing address of P.O. Box 5014, Salisbury, Essex County and Commonwealth of Massachusetts, for consideration paid, grants to 103 Epping Road, LLC, a New Hampshire limited liability company, having a mailing address of P.O. Box 600 Hampton Falls, County of Rockingham, State of New Hampshire, with Warranty Covenants, the following described premises:

A certain tract of land with the buildings thereon, situated on the Westerly side of Lafayette Road, Hampton, County of Rockingham, State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point on the Southerly side of land of the Boston and Maine Railroad and thence running Southerly in a straight line which passes two inches to the east of the Southeasterly corner of the outside brick chimney located on the Easterly side of the Bakery buildings, so-called, now known as the Shoe Store, and continuing in a straight line to a point at land of the Odd Fellows Association, which said point, if continued in a straight line, would meet the Northwesterly corner of the brick foundation of the Odd Fellows Building, said point being about 12 feet therefrom, and thence turning and running Easterly along land of said Odd Fellows Association to Lafayette Road; thence turning and running Northerly along said Lafayette Road to land of the Boston and Maine Railroad; thence turning and running Westerly along land of the Boston and Maine Railroad to the point of beginning.

Also conveying herewith to the Grantees a non-exclusive easement for pedestrian and vehicular ingress and egress by means of the driveway which is located between the "Post Office Building" and the "Bakery Building" to the west of the premises, and an exclusive easement for parking, loading and unloading, in those parking spaces numbered 3 through 13 on a plan entitled "Plan of Land under Will of Myrtie M. Cogger", dated February 26, 1981, John W. Durgin Associates, Inc., Plan #5918, and a non-exclusive right to use the open area on Parcel 1 (as shown on the Plan) to the South of the building thereon for ingress and egress incidental to the use of the parking spaces. Also conveying to the Grantees a non-exclusive easement to the right to use the "cellar bulkhead", stairway and "Second Story Porch" on the west side of the building (situated partly on Parcel 1 as shown on said Plan), together with the ingress and egress, as providing access to the building on the premises and to repair and replace the same. In the event the building on Parcel 1 to which the stairway is attached is removed, repaired or rebuild, the owners of said building shall have the right, at their own expense, to change the location of said stairway and to rebuild the same, provided that the stairway as changed shall continue to provide reasonable convenient access to the second floor.

0006031


2000 FEB -3 AM 11:12

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

Meaning and intending to describe and convey the same premises conveyed to the Grantors by Fiduciary Deed of William M. Beckett and Arthur W. Hamilton Trustees under the will of Myrtie M. Cogger, dated June 12, 1981, and recorded in the Rockingham County Registry of Deeds Book 2391, Page 362.

This is not homestead property.

Dated: February 2, 2000

  
Boris B. Gordon

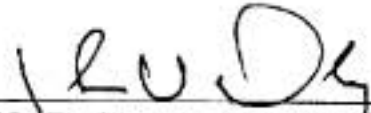
  
Nancy K. Gordon

State of New Hampshire  
County of Rockingham

Dated: February 2, 2000

Then personally appeared the above named Boris B. Gordon and Nancy K. Gordon and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
John V. Daly, Justice of the Peace  
My Commission Expires March 8, 2000

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

7 THOUSAND 5 HUNDRED AND XX DOLLARS

MO.	DAY	YR.	AMOUNT
02	02	00	\$7500.00

419703

VOID IF ALTERED