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WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS, that we, ROSEMARY DUGGAN and WILLIAM M. LADD, wife and husband, both of 74 Stagecoach Road, Wilton, County of Hillsborough, State of New Hampshire, for consideration paid, grant to DAVID A. DEYSHER and ELIZABETH DEYSHER, husband and wife, both of 7 General Amherst Road, Amherst, County of Hillsborough, State of New Hampshire, as joint tenants with rights of survivorship, with WARRANTY COVENANTS,

A certain tract or parcel of land, with the buildings thereon, situated on the east side of Stagecoach Road, in Wilton, County of Hillsborough, State of New Hampshire, said tract being Lot A-47-1 as shown on a plan of land entitled, "Subdivision, Plan of Land, Rosemary E. Duggan and William M. Ladd, Wilton, New Hampshire, Scale: 1" = 100', April 18, 1996," said plan of land prepared by Monadnock Survey, Inc., Wilton Station, Main Street, P.O. Box 607, Wilton, NH 03086, and recorded at the Hillsborough County Registry of Deeds as Plan No. 28059, being more particularly bounded and described as follows:

Beginning at the northwest corner of the premises on the easterly side of Stagecoach Road at a 5/8" x 4" steel pin (set); thence

South 83 degrees 11 minutes 39 seconds east along a stone wall by land now or formerly of Rosemary Duggan and William M. Ladd a distance of 260.05 feet to a 5/8" x 4" steel pin (set); thence

South 11 degrees 38 minutes 03 seconds east across an 8' farm road by land of Duggan and Ladd a distance of 49.85 feet to a drill hole (set) in a 5" x 12" x 18" fieldstone bound (fnd); thence

North 80 degrees 05 minutes 16 seconds east by land of Duggan and Ladd a distance of 28.42 feet to a 5/8" x 4" steel pin (set); thence

South 84 degrees 46 minutes 37 seconds east along a stone wall by land of Duggan and Ladd a distance of 124.77 feet to a drill hole (set); thence

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 6 HUNDRED AND 50 DOLLARS

08/05/1996 234095 \$ 234095.00

VOID IF ALTERED

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South 79 degrees 32 minutes 40 seconds east along a stone wall by land of Duggan and Ladd a distance of 119.97 feet to a 5/8" x 5" steel pin (set); thence

South 80 degrees 40 minutes 48 seconds east by land of Duggan and Ladd a distance of 276.52 feet to a 4" x 4" x 9" granite bound set; thence

South 86 degrees 16 minutes 36 seconds east by land of Duggan and Ladd a distance of 276.93 feet to a 4" x 4" x 5" granite bound set; thence

South 03 degrees 43 minutes 24 seconds west by land of Duggan and Ladd a distance of 150.00 feet to a 4" x 4" x 4" granite bound set; thence

South 87 degrees 55 minutes 16 seconds east by land of Duggan and Ladd a distance of 242.33 feet to a 5/8" x 10" steel pin (set); thence

South 01 degree 42 minutes 18 seconds west along a stone wall by land of Duggan and Ladd a distance of 22.21 feet to a drill hole (set); thence

South 00 degrees 14 minutes 30 seconds east along a stone wall by land of Duggan and Ladd a distance of 94.70 feet to a drill hole (set); thence

South 04 degrees 24 minutes 50 seconds east along a stone wall and 8' bar way by land of Duggan and Ladd a distance of 91.97 feet to a drill hole (set); thence

South 02 degrees 11 minutes 48 seconds west along a stone wall by land of Duggan and Ladd a distance of 39.97 feet to a 5/8" x 8" steel pin (set); thence

North 83 degrees 12 minutes 30 seconds west along a stone wall by land now or formerly of Hubert M. Hoover Trust a distance of 192.08 feet to a drill hole (set); thence

North 83 degrees 30 minutes 50 seconds west along a stone wall by land of Hoover a distance of 223.35 feet to a drill hole (set); thence

North 81 degrees 50 minutes 14 seconds west along a stone wall by land of Hoover a distance of 24.77 feet to a drill hole (set); thence

North 83 degrees 35 minutes 21 seconds west along a stone wall by land of Hoover a distance of 185.34 feet to drill hole (set); thence

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North 85 degrees 51 minutes 53 seconds west across a cart road by land of Hoover a distance of 19.63 feet to a drill hole (set); thence

North 83 degrees 19 minutes 25 seconds west along a stone wall by land of Hoover a distance of 382.60 feet to a drill hole (set); thence

North 84 degrees 20 minutes 53 seconds west by land of Hoover a distance of 63.50 feet to a drill hole (set); thence

North 82 degrees 24 minutes 55 seconds west along a stone wall by land of Hoover a distance of 63.19 feet to a drill hole (set); thence

North 83 degrees 42 minutes 25 seconds west along a stone wall by land of Hoover a distance of 170.34 feet to a drill hole (set); thence

North 82 degrees 48 minutes 18 seconds west along a stone wall by land of Hoover a distance of 82.60 feet to a drill hole (fnd) at the southwest corner of the premises on the easterly side of Stagecoach Road; thence

North 10 degrees 14 minutes 29 seconds east along the easterly side of Stagecoach Road a distance of 381.24 feet to a drill hole (set); thence

North 06 degrees 43 minutes 23 seconds east along a stone wall and the easterly side of Stagecoach Road a distance of 41.11 feet to the point of beginning.

Containing 11.291 acres, more or less.

Together with an access easement (such being an encumbrance running with the land constituting Lot A-47 on said plan of land) over a .386-acre area located on Lot A-47 (including a portion of the 8' farm road and bridge), as shown on said plan of land, for the limited purpose of allowing grantees, their heirs, successors and assigns access to and from that portion of the premises lying west of the stream spanned by said bridge and that portion of the premises lying east of said stream.

Subject to the right, running with the land, of John F. and Emily E. Giffin, their heirs, successors and assigns to maintain the drain onto the premises herein described near its southwest corner.

Also reserving and subject to a right, running with the land, by grantors, their heirs, successors and assigns to affect stream flow onto the premises by widening the bridge, as shown on said plan of land.

Further subject to Notice of Current Use Tax Classification and all easements and rights of way of record, and conveying all rights, if any, which grantors may have in that portion of Stagecoach Road which is contiguous to the premises.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to the within grantors by quitclaim deed of Rosemary Duggan, dated September 26, 1994, and recorded at the Hillsborough County Registry of Deeds in Book 5581, Page 886.

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