

GRANTEE

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24.39

NO STAMP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Frank J. Ferrante, of 260 Chase Way, Manchester, New Hampshire, and Jennifer P. Ferrante, of 252 Pine Hill Road, Weare, Hillsborough County, New Hampshire, 03281, divorced, for good and valuable consideration, grant to the Town of Weare, having a principal place of business at 15 Flanders Memorial Road, Weare, New Hampshire 03281, with WARRANTY COVENANTS, the following tracts or parcels of land, in the Town of Weare, County of Hillsborough and State of New Hampshire, bounded and described as follows:

Two hundred forty-six and forty-two one-hundredths acres of land described in deeds recorded at Book 5577/Page 0925 and Book 5664/Page 1900 in the Hillsborough County Registry of Deeds, excepting and reserving from said land the following:

Lots 402/32.1, 402/32.2, 403/32.3, 403/32.4 and a portion of the right of way of Pine Hill Road shown on plan entitled, "Subdivision Plan Tax Lots 4042/32 & 201/35.1 For Frank & Jennifer Ferrante And The 35.1 Realty Trust, Frank Ferrante Trustee", revised date ~~6/006~~, by Arthur F. Siciliano Jr., to be recorded in the Hillsborough County Registry of Deeds. 6/2006 FIF

Also excepted and reserved is Lot 402/32 as shown on plan entitled, "Subdivision Plan Tax Lot 402/32 For Frank & Jennifer Ferrante", dated revised date 5/05, by Arthur F. Siciliano Jr., to be recorded in the Hillsborough County Registry of Deeds.

The within conveyed premises contain 211.67 acres.

See also "Lot Line Adjustment Plan, Tax Lots 402/31, 402/32 & 201/35.1 For Frank & Jennifer Ferrante And The 35.1 Realty Trust, Frank Ferrante Trustee", dated September 2005, by Arthur F. Siciliano Jr., to be recorded in said Registry.

Conveyance is made subject to rights of way and easements of record, and Covenants of Pine Hill Estates as recorded in Book 4760, Page 146, in said Registry.

This conveyance is made with the benefit of and subject to the rights of others, if any, to use a 10-foot right of way running northwesterly from said State Highway 77 as described and for the purpose set forth in deed recorded in said Registry at Book 1611, Page 354. Subject to drainage

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easement described in deed recorded at said Registry at Book 161, Page 341. Also subject to further rights of others, if any, lawfully entitled to use any and all rights of way over and through the above tracts of land described in said Registry at Book 3385, Page 644.

Subject to slope easements for construction and proper road maintenance as shown on Lot Line Adjustment Plan Of Tax Lots 502/30, 402/31, 402/32 & 402/33 for Chicoine Construction Corp. and Kelly and Paul Lineberry prepared by Arthur F. Siciliano, Jr., dated November 1993, revised 12/27/93, 2/1/94, 2/16/94 and 4/11/94 and recorded at the Hillsborough County Registry of Deeds as plan number 26892, drawer 117.

Subject to building setbacks of 50 feet to the front of lots and 25 feet to the sides and back of lots, as set forth in said Boundary Plan to be recorded.

Subject to current use tax status recorded in said Registry in Book 30663, Page 565.

Subject to easement conveyed to Public Service Company of New Hampshire and Granite State Telephone, Inc. as recorded in said Registry at Book 5114, Page 1763.

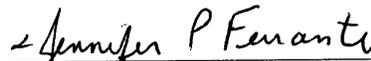
Meaning intending to convey a portion of the premises conveyed to the within grantors by deed of Chicoine Construction, Inc., dated September 9, 1994, and recorded in said Registry in Book 5577, Page 0925. See also corrective warranty deed reflecting a lot line adjustment, dated October 17, 1995, and recorded in said Registry in Book 5664, Page 1900.

The within premises are not homestead premises.

New Hampshire Documentary Stamps in the amount of \$\_\_\_\_\_ shall be affixed hereto.

Dated: 7/11/2006

  
Frank J. Ferrante

  
Jennifer P. Ferrante

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STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

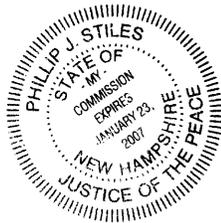
Frank J. Ferrante appeared before me this 11 day of July, 2006 and  
acknowledged the foregoing as his free and voluntary act and deed.

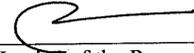


  
\_\_\_\_\_  
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

Jennifer P. Ferrante appeared before me this 11 day of July, 2006 and  
acknowledged the foregoing as her free and voluntary act and deed.



  
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Notary Public/Justice of the Peace

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**ACCEPTANCE BY TOWN OF WEARE**

In accordance with Article 24 adopted by the 2006 Town Meeting, the foregoing land is hereby accepted in the name of the Town of Weare.

**BOARD OF SELECTMEN**

Date: July 11, 2006

By: Heleen H. Kurk  
~~Leon Methot, Its Chairman,~~  
Duly Authorized  
Heleen H. Kurk, Vice Chairman

**CONSERVATION COMMISSION**

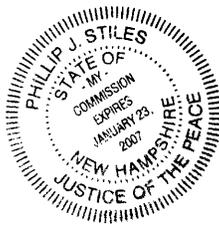
Date: July 11, 2006

By: Stephen Najjar  
Stephen Najjar, Its Chairman,  
Duly Authorized OSC

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 11 day of July, 2006 by Leon Methot, Chairman of the Weare Board of Selectmen and by Stephen Najjar, Chairman of the Weare ~~Conservation Commission~~ Open Space Committee.

Before me,



[Signature]  
Notary Public/Justice of the Peace  
My Commission Expires: \_\_\_\_\_

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