

GRANTEE

18.39
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20.39

NO STAMP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Frank J. Ferrante, Trustee of the 35-1 Realty Trust under Trust Agreement dated May 15, 2000, of 260 Chase Way, Manchester, New Hampshire, 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,

A certain tract or parcel of land, in the Town of Weare, County of Hillsborough and State of New Hampshire, described as follows:

A parcel of land containing 163 acres, more or less, and being shown on plan entitled, "Lot Line Adjustment and Subdivision Plat, Lands Of Richard L. & Mary F. Sykes And Frank And Jennifer Ferrante, Lots 43 & 35-1, Map 201 And Lot 31, Map 402", Robert B. Todd, Surveyor, dated January 14, 2000 and recorded in Hillsborough County Registry of Deeds as Plan #30373.

Excepting and reserving from the above-described parcel the following:

Parcel A, shown on plan entitled, "Lot Line Adjustment, Plan, Tax Lots 402/31, 403/32 & 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 the Hillsborough County Registry of Deeds.

Also excepted and reserved are Lots 201/35.2, 201/35.3, 201/35.4, 201/35.5 and a portion of the cul-de-sac of Pine Hill Road shown on plan entitled, "Subdivision Plan Tax Lots 402/32 & 201/35.1 For Frank & Jennifer Ferrante And The 35.1 Realty Trust, Frank Ferrante Trustee", revised date 6/06, by Arthur F. Siciliano Jr., to be recorded in the Hillsborough County Registry of Deeds.

There is reserved the right of way to L.M. Sawyers' field from the highway, referenced in deed of Mary F. Sykes and Stephen F. Flanders dated January 7, 1983, recorded at the Hillsborough County Registry of Deeds at Book 2983, Page 38, and the premises are also conveyed subject to and with the benefit of a right to enter to repair water works also referenced in said deed.

This conveyance is also made subject to any matters disclosed by the above-referenced plans, in particular a protective well radius and deeded rights of way to Lots 202/1 and 202/2 shown on plan entitled, "Lot Line Adjustment and Subdivision Plat, Lands Of Richard L. & Mary F. Sykes

BK 7705 PG 0999

And Frank And Jennifer Ferrante, Lots 43 & 35-1, Map 201 And Lot 31, Map 402", Robert B. Todd, Surveyor, dated January 14, 2000 and recorded in Hillsborough County Registry of Deeds as Plan #30373.

The premises are conveyed subject to Current Use Assessment, and buyer agrees to be responsible for any penalties assessed as a result of any future declassification of the property.

The premises are also conveyed subject to power and phone line easements conveyed to Public Service Company and Chester Telephone Company by easement dated November 18, 1986 and recorded at said Registry at Book 3961, Page 54.

Meaning and intending to be a portion of the premises conveyed to within grantor by deed of Richard L. Sykes and Mary F. Sykes, dated May 15, 2000, and recorded in the Hillsborough County Registry of Deeds at Book 6241, Page 1328. See also Book 6241, Page 1332.

The within premises are not homestead premises.

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

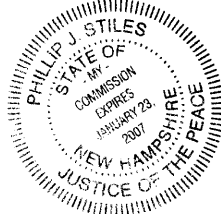
The 35.1 Realty Trust
By its authorized agent

Dated: 7/11/2006

[Signature]
Frank J. Ferrante, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

Frank J. Ferrante, as he is the Trustee of The 35-1 Realty Trust, appeared before me this 11 day of July, 2006 and acknowledged the foregoing instrument for the purposes therein contained.



[Signature]
Notary Public/Justice of the Peace

BK 7705 PG 1000

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

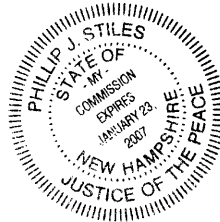
Date: July 11, 2006

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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