

22.37
24.37 NOTS

**RETURN TO
GRANTEE**

**FIDUCIARY DEED
(NH RSA 477:30)**

KNOW ALL BY THESE PRESENTS THAT I, Jean E. Wood, an unmarried widow, of 35 General Knox Road, Weare, New Hampshire 03281, Trustee under the Jean E. Wood Revocable Trust, dated December 30, 2003, by the power conferred by said Trust Declaration and every other power, for consideration paid, grant to The Town of Weare, acting through its Conservation Commission, a municipal association, with a mailing address of P.O. Box 190, Weare, New Hampshire 03281-0190,

with FIDUCIARY COVENANTS,

A certain parcel of land, in the Town of Weare, County of Hillsborough and State of New Hampshire, containing 207.9 acres, more or less, and being shown as Parcel A on plan entitled "Lot Line Adjustment Plan - Jean E. Wood & Town of Weare" dated June 2003, Donald G. Blanchard, Surveyor, recorded at the Hillsborough County Registry of Deeds as Plan No. 33000.

Being part of the premises conveyed to Grantor by deed of Jean E. Wood dated December 30, 2003, recorded at the Hillsborough County Registry of Deeds at Book 7184, Page 1110. See also a Confirmatory Deed of Jean E. Wood to be recorded herewith.

The premises are conveyed subject to a trail easement conveyed by Jean E. Wood to The Weare Winter Wanderers, Inc., by deed dated February 9, 2004, recorded at the Hillsborough County Registry of Deeds at Book 7206, Page 1384 and described as follows:

"Pursuant to this grant, the Grantee may maintain a trail system as presently located on the above described premises. The easement may be exercised over a strip lying 12 1/2 feet on either side of the centerline of the present location of the trails, and the trails may be moved or expanded only by mutual written consent of Grantor and Grantee or their successors in interest. The easement will be used only for use by winter vehicles, except that at any time, pedestrian access may be made only for maintenance purposes. If a section of trail is not maintained for a continuous period of ten years, the easement expires for that portion, which reverts to the then owner of the serviant estate."

BK 7264 PG 2587

The premises are also conveyed subject to Deed Restrictions, Conservation Easement as follows:

“The conservation restriction shall consist of the following: No permanent structures shall be allowed. Responsible recreational activities shall be allowed, however, the Weare Conservation Commission, as stewards, shall have the authority to restrict prohibit uses if the use becomes inconsistent with the intent of conservation or otherwise is abusive to the land, wildlife or environment. Timber harvesting in the form of forest management shall be allowed at the discretion of the Weare Conservation Commission, Weare Board of Selectmen and Town Forester. This Restriction shall run with the land in perpetuity.”

The premises are also conveyed subject to current use taxation pursuant to New Hampshire RSA79:A.

And I, Jean E. Wood, in my individual capacity, hereby release the reservation of right of way reserved by me in my deed to Christopher Bolton, dated November 14, 2000, recorded with the Hillsborough County Registry of Deeds at Book 6334, Page 297.

And I, Jean E. Wood, in my individual capacity, hereby release all rights of homestead, if any, in the premises.

This transfer is exempt from transfer tax pursuant to New Hampshire RSA 78-B:2(I).

The undersigned Trustee, as Trustee under the Jean E. Wood Revocable Trust created under Trust Agreement dated December 30, 2003, and amendment thereto, if any, has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof. This Certificate is given pursuant to New Hampshire R.S.A. 564-A:7(ii).

Executed this 29th day of June, 2004.

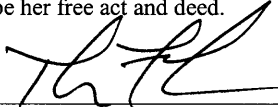
Jean E. Wood
Jean E. Wood, Trustee of the
Jean E. Wood Revocable Trust,
dated December 30, 2003

Jean E. Wood
Jean E. Wood

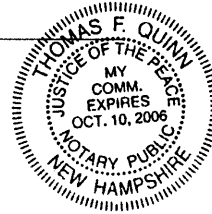
BK 7264 PG 2588

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH


On this 24th day of June, 2004, the above named by Jean E. Wood, individually and as Trustee of the Jean E. Wood Revocable Trust dated December 30, 2003, personally appeared before me and acknowledged the foregoing to be her free act and deed.



Justice of the Peace/Notary Public
Commission Expires



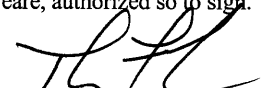
The Town of Weare, by Douglas R. Cook, Selectman, duly authorized, hereby accepts this deed and the conservation easement recited therein.



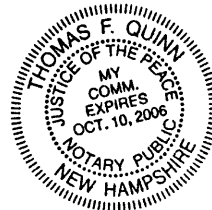
Douglas R. Cook, Selectmen, duly authorized

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 24th day of June, 2004 by Douglas R. Cook, Selectman of The Town of Weare, authorized so to sign.



Justice of the Peace/Notary Public
Commission Expires



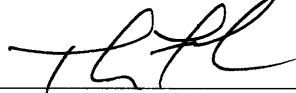
BK 7264 PG 2589

The Conservation Commission, by Patricia Ann Myers, its duly authorized member, hereby accepts this deed and the conservation easement recited therein.


Patricia Ann Myers

State of New Hampshire
County of Hillsborough

The foregoing instrument was acknowledged before me this 24th day of June, 2004 by Patricia Ann Myers, duly authorized member of the Conservation Commission of the Town of Weare.



Justice of the Peace/Notary Public
Commission Expires

sharon\041060DD wood town of weare fid deed



BK 7264 PG 2590