


RD 3-1158
Home Trust Title LLC
175 Canal St
Manchester NH 03101

J07

18.37
20.37

6075 TS

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
****6	THOUSAND	0	HUNDRED AND 75 DOLLARS
MO.	DAY	YR.	AMOUNT
11	24	2003	\$ ****6075.00
VOID IF ALTERED			

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I Tracie A. Kittredge, a married person, of 2 Winding Road, Bedford, NH 03110 for consideration paid, grants to John R. Allen and Adrienne J. Allen, husband and wife, of 26 Lockmere Lane, Nashua, NH 03063 as joint tenants with rights to survivorship, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land with the buildings and improvements thereon, situated in Bedford, Hillsborough County, New Hampshire, and known as Lot #39-46-25 in the Greenfield Farms Subdivision as shown on a certain plan entitled "Greenfield Farms – Phase IV, Tax Map 38, Lot #12, Greenfield Parkway, Bedford, N.H., dated February 4, 2000, prepared by True Engineering & Survey, Inc.," and recorded in the Hillsborough County Registry of Deeds as Plan NO. 31153 (the "Plan"), being more particularly described as follows:

Beginning at a rebar to be set on the northerly sideline of Greenfield Parkway, so-called, said point being the southwesterly corner of the lot conveyed; thence

North 18° 21' 27" West a distance of 193.77 feet to a rebar to be set; thence

Turning and running North 75° 48' 52" East, a distance of 106.41 feet to a rebar to be set; thence

Turning and running by a curve to the right with a radius of 375.00 feet for a distance of 148.12 feet along Winding Road, so-called, to a rebar to be set; thence

South 18 21' 27" East, a distance of 16.73 feet along said Winding Road, so-called, to a rebar to be set; thence

Turning and running by a curve to the right with a radius of 25.00 feet for a distance of 39.27 feet along the intersection of said Winding Road and Greenfield Parkway, so-called, to a rebar to be set; thence

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South 71° 38' 33", a distance of 110.00 feet to the point of beginning.

Containing 0.55 acres, more or less.

Subject to the following matters:

- a) All matters and notations shown on the initial subdivision plan recorded with said Registry as Plan No. 31153, and subsequent plans hereinafter recorded.
- b) Notice of Approval of Comprehensive Plan dated January 31, 1992 and recorded in said Registry at Book 5313, Page 1537.
- c) Easement to New England Telephone and Telegraph Co. and Public Service Company of New Hampshire dated August 14, 1996 and recorded in said Registry at Book 5745, Page 146.
- d) Declaration of Covenants, Conditions, Easements and Restrictions recorded in said Registry at Book 6181, Page 942.
- e) Easements to the Town of Bedford recorded in said Registry at Book 6441, Page 942.
- f) Rights of the Town of Bedford in certain common land as described in certain documents on file with the Town of Bedford.
- g) Easements to Public Service Company of New Hampshire in said Registry at Book 875, Page 575, Book 1302, Page 327, Book 1564, Page 355 and Book 1302, Page 326-7.
- h) Detention Basin Easement Deed given to the Town of Bedford on September 9, 1996 and recorded in said Registry at Book 5756, Page 1584.
- i) Notice of Approval of Comprehensive Plan recorded in said Registry at Book 5578, Page 1351 and rerecorded at Book 5613, Page 553, Book 5678, Page 1468, Book 5685, Page 1196 and Book 5692, Page 1432.
- j) Conservation Easement recorded by Alan Swenson in said Registry at Book 5875, Page 1137.
- k) Water Agreement dated December 27, 1999 and recorded in said Registry at Book 6195, Page 596.
- l) Condition #3 of the Wetlands and Non-Site Specific Permit dated June 28, 2000 and recorded in said Registry at Book 6293, Page 1769.
- m) Certificate of Registration of the Attorney General of the State of New Hampshire recorded with said Registry at Book 6513, Page 698/

n) Water Line Easement from DAC Investment Corp. to Prescott Investment Corp. recorded in said Registry at Book 6476, Page 2450.


o) Any and all other matters of record in said Registry.

Together with a non-exclusive right and easement for foundation drainage waters to flow over, across, upon, and through a common drainage system benefiting and servicing foundation drains for Lot 39-46.-25, Lot 39-46-26, Lot 39-46-27, Lot 39-46-28, Lot 39-46-28 and Lot 39-46-30. The Grantees, their successors and/or assigns, shall be responsible for the maintenance, replacement and repair of that portion of the drainage system solely benefiting the lot conveyed to the Grantees hereunder.


Meaning and intending to describe and convey the same premises conveyed to us by deed of Frank D. and Darcy A. Sofia, dated January 24, 2003 and recorded at Book 6928, Page 2288 of the Hillsborough County Registry of Deeds.

*I, William A. Kittredge, spouse of Tracie A. Kittredge, do hereby release any and all interests herein.

Dated this 14 day of November 2003.



Tracie A. Kittredge



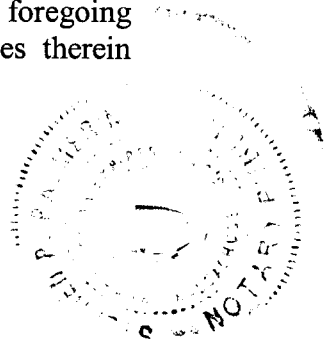
William A. Kittredge*

Massachusetts
STATE OF ~~NEW HAMPSHIRE~~
COUNTY OF Essex

November 14, 2003

Personally appeared Tracie A. Kittredge and William A. Kittredge, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me Stephen Palmereno
Justice of the Peace/Notary Public



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