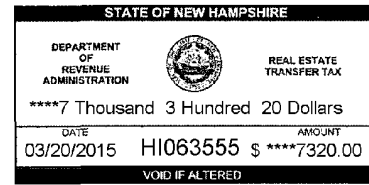




Return To: Frank R. Robertson and Cristy Anne T. Robertson

PO Box 10623
Bedford NH
03110



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That John W. Lanoue a/k/a John W. Lannoue, Single, of 22 Middleton Drive, Bedford NH 03110, for consideration paid grant(s) to Frank R. Robertson and Cristy Anne T. Robertson, Husband and Wife, of 28 Moores Crossing Road, Bedford NH 03110, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land with the improvements and buildings thereon, situated in Bedford, Hillsborough County, New Hampshire, being Lot #29-22-30 as shown on a plan of land entitled "McAfee Farm, Bedford, New Hampshire", dated February 14, 1996, with revisions through April 12, 1996, and said plan is recorded in the Hillsborough County Registry of Deeds as Plan #28045 (the "Plan").

Subject to easements, covenants and restrictions shown on said Plan and of record insofar as the same may be in force and applicable.

Subject to the provisions of a Declaration of Covenants, Restrictions and Easements, dated July 8, 1996 and recorded with the Hillsborough County Registry of Deeds at Book 5733 Page 763.

Meaning and intending to describe and convey the same premises conveyed to John W. Lanoue a/k/a John W. Lannoue by virtue of a Warranty deed from John W. Lanoue and Danielle R. Lanoue dated 01/14/1999 and recorded at the Hillsborough County Registry of Deeds in Book 6207, Page 865.