WARRANTY DEED
(Statutory Form, N. H. RSA 477:27)

0910080391

FOR CONSIDERATION PAID, I/We Scott H. Cox and Jeanne E. Cox, husband and wife

PO Box 5234, Vail, CO 81658

grant(s) to Antonio J. Maggio and Diane M. Maggio, husband and wife

13 Central Street, Somersworth, NH 03878

with WARRANTY COVENANTS, as joint tenants with rights of survivorship,

A certain parcel of real property, with any improvements thereon, situated in Barrington, Strafford County, New Hampshire, shown and designated as Lot No. 11 on Sheet 1 of plans entitled, "SUBDIVISION PLAN OF THE FROST LOTS IN BARRINGTON & NOTTINGHAM, N.H." prepared by Bruce L. Pohopek, dated December 20, 1986, revised through June 2, 1987, recorded in the Strafford County Registry of Deeds on July 16, 1987 as Plan Nos. 31-127, 128 and 129, and in the Rockingham County Registry of Deeds on July 21, 1987 as Plan D-16694 Three Pages.

Subject to any and all rights of way of record and/or shown on said plans. Containing 2.05 acres, more or less.

This conveyance is subject to and with the benefit of the terms and provisions of the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Mendums Landing dated September 23, 1987, recorded in the Strafford County Registry of Deeds on September 24, 1987 at Book 1343, Page 324, and in the Rockingham County Registry of Deeds, on September 25, 1987 at Book 2705, Page 694 (the "Declaration") including without limitation the rights and responsibilities of membership in the Mendums Landing Association as provided for in the Declaration.

The Grantees hereby accept the above premises with the understanding that they are situated on a private, non-city maintained road for which the Towns of Barrington and Nottingham assume no responsibility for maintenance nor any liability for damages resulting from the use therefrom. By acceptance of this deed, the Grantees agree that responsibility for the maintenance of these roads are the joint responsibility for the maintenance of these roads are the joint responsibility of all Lot Owners living along said roads, as further spelled oUnion Telephone Company in the Declaration.

This conveyance is made subject to, and is granted together with the following:

1. The provisions of the Declaration.

2. Rights, if any, of New Hampshire Electric Company, its successors and assigns, to a flowage easement reserved in a Quitclaim Deed dated December 15, 1955, recorded in the Rockingham County Registry of Deeds at Book 1505, Page 429, and in the Strafford County Registry of Deeds at Book 702, Page 230.

3. All rights of way, easements covenants, conditions and restrictions of record, including those described in the Declaration.

4. The rights, if any, of the Town of Barrington to enforce a 100-foot buffer restriction on the shore of Mendums Pond pursuant to a Conservation Easement to be recorded in the Strafford County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Scott H. Cox and Jeanne E. Cox, by Warranty Deed of Frostlots, Inc., dated December 11, 1989, and recorded at Book 1486, Page(s) 0065, Strafford County Registry of Deeds.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX

MO	DAY	YR
03	15	91

$ 578.00

XXXX THOUSAND XX5 HUNDRED AND X78 DOLLARS

CONTROL NUMBER 03516 | VOID IF ALTERED

91 MAR 15 AM 10:48
REGISTER OF DEEDS
STRAFFORD COUNTY
002694
Granite State Title Services, Inc., Rochester, N.H. 03867
BK 1545 PG 0190

BK 1545 PG 0191

I/We Scott H. Cox and Jeanne E. Cox
release to said grantee(s) all rights of homestead and other interests therein.

Signed this 12 day of March, 1991

Scott H. Cox

Jeanne E. Cox

State of Colorado
County of Eagle

The foregoing warranty deed was acknowledged before me this 12 day of March, 1991 by Scott H. Cox and Jeanne E. Cox

~~Justice of the Peace~~/Notary Public

My Commission Expires 11/23/94

REGISTER OF DEEDS
STRAFFORD COUNTY

WARRANTY DEED

Grantor:

Grantee:

Premises:

Granite State Title Services, Inc.
60 Farmington Road
Rochester, NH 03867