2002 SEP 12 PM 3:02
STRAFFORD COUNTY
REGISTRY OF DEEDS

022892

BK2578PG0423

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That REGINALD J. GALLANT and LORRAINE D. GALLANT, husband and wife, of 6 Mendum's Landing Road, Barrington, County of Strafford and State of New Hampshire, 03825,

for good and valuable consideration, grant to DIANE M. MAGGIO, a married person, of 8 Mendum's Landing Road, Barrington, County of Strafford and State of New Hampshire, 03825, with Warranty Covenants, the following:

PARCEL 1:

A tract of land situated in Barrington, County of Strafford and State of New Hampshire, bounded and described as follows; to wit:-

Lying on the Southwesterly side of Mendum Pond, so-called, at a large boulder with a drill hole in the top and following shore of said pond in a Northwesterly direction along high water mark ninety two (92) feet more or less to a boulder with drill hole, thence twenty (20) feet more or less along said pond in a Northwesterly direction to a pipe driven in the ground, thence one hundred seventy four (174) feet more or less along land of grantors Westerly to boulder with drill hole, thence turning and running Southeasterly along road twenty (20) feet more or less to boulder with drill hole, thence along road Southeasterly thirty nine (39) feet more or less to boulder with drill hole, thence turning and running Easterly along land of grantors eighty nine (89) feet more or less to boulder with drill hole, thence seventy three (73) feet Southeasterly along land of grantor and stone wall and by shore of said pond to boulder with drill hole begun at.

The Grantees, heirs and assigns forever by acceptance of this deed hereby agree to grant permission to the Electric Company to set poles and string wires where necessary when electricity is installed.

Meaning and intending to convey the same premises conveyed to the Grantors herein by warranty deed of Irving R. Clark and Lloyd T. Goodwill dated January 15, 1966 and recorded in the Strafford County Registry of Deeds at Book 807, Page 344.

PARCEL 2:

A certain easement or right-of-passage located both in Nottingham, County of Rockingham, State of New Hampshire, and Barrington, County of Strafford, State of New Hampshire, over the main fifty-foot wide roadway leading from Route 4 in said Nottingham onto and through property of Grantor as shown on Sheet 1 of a plan entitled "SUBDIVISION PLAN OF THE FROSTLOTS IN BARRINGTON & NOTTINGHAM, NH," prepared by Bruce L. Pohopek, dated December 20, 1986, revised through June 2, 1987, recorded in Strafford County Registry of Deeds, Plan No. 31-127, 128 and 129; and in Rockingham County Registry of Deeds, Plan No. D-16694; for the purposes of Grantees, their successors and assigns having access to their other easement which runs through Lot 11 as shown on Sheet 1 of said plan.

Also, another easement in said Barrington as referred to above beginning from said 50-foot roadway at the boundary of said Lot 11, more particularly described as follows:

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
1 THOUSAND 8 HUNDRED AND 00 DOLLARS
MO. DAY YR. AMOUNT
09/12/2002 558736 $ ####1800.00
VOID IF ALTERED

Beginning at a point which is ninety (90) feet, more or less, from the southwestern corner of Lot 11 on said plan; thence running continuously as a 15-foot wide driveway as follows: N 72°53'47" E a distance of 240 feet; thence running N 88°44'57" E a distance of 25 feet; thence running S 61°38'39" E a distance of 25 feet; thence running S 32°27'54" E a distance of 25 feet; thence running S 17°52'30" E a distance of 25 feet; thence running S 4°16'14" W a distance of 83.73 feet to the northern boundary of Grantees' land.

Meaning and intending to convey the same easement conveyed to the Grantors herein by Deed of FROSTLOTS, INC. dated July 19, 1988. Duplicate original deeds recorded at the Strafford County Registry of Deeds at Book 1397, Page 0536 and the Rockingham County Registry of Deeds at Book 2750, Page 2253.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of September, 2002.

Reginald J. Gallant

Lorraine D. Gallant

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Personally appeared Reginald J. Gallant and Lorraine D. Gallant, 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,

Notary Public
My Commission Expires:

STEPHEN M. MORRISON
Notary Public - New Hampshire
Commission Expires February 14, 2006

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