



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 Thousand 3 Hundred 00 Dollars	
DATE	AMOUNT
07/30/2010	ST818780 s ****3300.00
VOID IF ALTERED	

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that **The Children's Workshop**, a New Hampshire Non-Profit Corporation with a mailing address of 4 Haley Court, Lee, New Hampshire 03824, for consideration paid, grants to **The Yellow Dog's Barn, LLC**, a New Hampshire limited liability company with a mailing address of 366 Route 4, Barrington, New Hampshire 03825

WITH WARRANTY COVENANTS, the following described property:

Two certain parcels of land located in Barrington, New Hampshire, being more particularly described as follows:

**PARCEL I:**

A certain tract or parcel of land, with the buildings thereon, located off of US Route 4, in the Town of Barrington, County of Strafford and State of New Hampshire, being the consolidation of those parcels identified as "Map 270, Lot 71-1" and "Area B" on plan of land entitled, "Lot Line Adjustment & Subdivision Plan, Tax Map 270, Lot 71 & 74, France Road Extension, Barrington, NH," prepared by Jones & Beach Engineers, Inc., dated May 16, 2007, revised through November 13, 2007, and recorded in Strafford County Registry of Deeds as Plan 94-60 (the "Plan"), more particularly bounded and described as follows:

Beginning at a stone/granite bound at the southwesterly corner of the within-described premises along the southerly sideline of the "Proposed 50' Public Right of Way" as shown; thence running along said Right of Way North 38 degrees 04' 33" East a distance of 200.03 feet to a stone/granite bound; thence continuing North 38 degrees 04' 33" East a distance of 17.02 feet to a point; thence turning and running along the cul-de-sac of said Right of Way, as shown, on a curve to the right having a radius of 34.00 a distance of 38.13 feet to a stone/granite bound at the northerly corner of the within-described premises; thence continuing, still along the cul-de-sac of said Right of Way, on a curve to the left having a radius of 82.00, a distance of 20.01 feet to a stone bound; thence turning and running along Map 270, Lot 74, as shown on said Plan, South 58 degrees 08' 22" East a distance of 276.71 feet to a stone/granite bound at the easterly corner of the within-described premises; thence turning and running along Map 270, Lot 72, as shown on said Plan, South 48 degrees 53' 09" West a distance of 63.27

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feet to a point; thence running S 48 degrees 11' 25" W a distance of 164.56 feet to a T-Bar found at the intersection of stone walls, as shown; thence continuing still along said Map 270, Lot 72, South 53 degrees 53' 49" East a distance of 95.34 feet to a stone/granite bound at the southerly corner of the within-described premises and the easterly corner of Map 270, Lot 71, as shown; thence turning and running along said Map 270, Lot 71 South 45 degrees 30' 55" East a distance of 245.87 feet to a stone/granite bound at the point and place of beginning. Said consolidated parcel containing 1.83 acres, more or less.

Together with the right, in common with others entitled thereto, to use the "Proposed 50' Public Right of Way" as shown on said Plan 94-60 for access to and from the above-described premises, as reserved and more particularly set forth in the Deed of The Children's Workshop to KJ France Road Extension, LLC, dated May 12, 2009, recorded in said Registry of Deeds at Book 3738, Page 562.

Subject to a 20' Wide Slope, Grading, Drainage, Utilities & Sign Easement as shown and noted on said Plan, and as more particularly set forth and described in deeds recorded in the Strafford County Registry of Deeds at Book 3738, Pages 0562 and 0565.

Meaning and intending to describe and convey the same premises ("Area B") conveyed to The Children's Workshop by Deed of KJ France Road Extension, LLC, dated May 13, 2009 and recorded in Strafford County Registry of Deeds at Book 3738, Page 0565, and a portion of the premises ("Map 270, Lot 71-1") conveyed to The Children's Workshop by Deed of Amna C. Stabler, dated July 17, 1972 and recorded in said Registry of Deeds at Book 908, Page 272, no matter how otherwise described.

#### PARCEL II:

A certain tract or parcel of land, with the buildings thereon, on the northerly side of US Route 4, in the Town of Barrington, County of Strafford and State of New Hampshire, being shown and designated as MAP 270 LOT 71, containing 50,472 square feet (1.16 acres) on plan of land entitled, "Lot Line Adjustment & Subdivision Plan, Tax Map 270, Lot 71 & 74, France Road Extension, Barrington, NH," prepared by Jones & Beach Engineers, Inc., dated May 16, 2007, revised through November 13, 2007, and recorded in Strafford County Registry of Deeds as Plan 94-60 (the "Plan"), and to which plan reference may be made for a more particular legal description of the premises.

Subject to a 20' Wide Slope, Grading, Drainage, Utilities & Sign Easement as shown and noted on said Plan, and as more particularly set forth and described in deeds recorded in the Strafford County Registry of Deeds at Book 3738, Pages 0562 and 0565.

Meaning and intending to describe and convey a portion of the premises ("Map 270, Lot 71-1") conveyed to The Children's Workshop by Deed of Amna C. Stabler, dated July 17, 1972, and recorded in said Registry of Deeds at Book 908, Page 272, no matter how otherwise described.

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The above parcels are conveyed subject to all facts, matters, easements, restrictions and conditions as shown or noted on the above referenced Plan.

The above parcels are conveyed subject to any easements for utilities and services as same may pertain to the premises.

Dated this July 30, 2010

The Children's Workshop

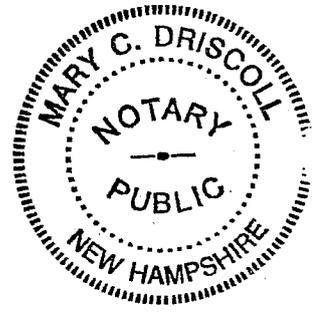
By: *Douglas Kilgore*  
Douglas Kilgore  
Its duly authorized agent

State of New Hampshire  
Strafford, ss:

July 30, 2010

Personally appeared Douglas Kilgore, in his capacity as duly authorized agent of The Children's Workshop, known to me or satisfactorily proven to be the person whose name subscribed to the foregoing instrument and acknowledged that he voluntarily executed the same in said capacity and for the purposes therein contained.

*Mary Driscoll*  
Notary Public/Justice of the Peace  
My Commission Expires: 12/12/2011



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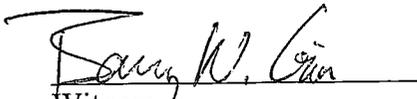
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**Letter of Authorization**

I, Holly Grant, The Yellow Dog Barn, LLC, 136 Old Concord Turnpike, Barrington, NH 03825, owner of property located in Barrington, NH, known as Tax Map 270, Lot 71, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on NH Route 4 in Barrington, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
Witness

  
Holly Grant  
The Yellow Dog Barn, LLC

1/10/13  
Date

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