

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, **CABERNET BUILDERS OF STRATHAM, LLC**, a New Hampshire limited liability company, with a mailing address of PO Box 291, Stratham, New Hampshire 03885, for consideration paid, grants to the **TOWN OF BARRINGTON**, a New Hampshire municipal corporation, with a mailing address of PO Box 660, Barrington, New Hampshire 03825 with **WARRANTY COVENANTS**, the following described premises:

Two (2) certain roadways situated in the Town of Barrington, County of Strafford, State of New Hampshire depicted on a plan of land entitled "Subdivision Plan for Cabernet Builders of Stratham, Tax Map 215, Lot 1, New Bow Lake Road, Barrington, New Hampshire", prepared by Doucet Survey, Inc. dated Dec. 4, 2013 with revision #____ through _____, and recorded at the Strafford County Registry of Deeds as Plan #_____ (hereinafter the "Plan"), said roadways are more particularly bounded and described as follows:

ROADWAY #1 - ROAD (CLASS V HIGHWAY)

See Exhibit A

ROADWAY #2 - ROAD (CLASS VI HIGHWAY)

See Exhibit B

The Grantee agrees that _____ Road shall be a Class VI Highway at the time of this conveyance and acknowledges that the Grantor has not upgraded, maintained or constructed the road to Town standards.

TOGETHER WITH the following easements:

1. A 15 foot wide Easement over each Lot shown on said Plan along the frontage and parallel to the roadways as shown and noted on said Plan for the purposes of Grading, Drainage, Tree Removal and Utilities;
2. A Drainage Easement over a portion of Lot 1.8 as shown and noted on said plan; said easement area is more particularly bounded and described as follows:

See Exhibit C

3. A Drainage Easement over portions of Lot 1.17 and 1.18 as shown and noted on said plan; said easement area is more particularly bounded and described as follows:

See Exhibit D

The above easements are conveyed for the purpose of providing proper drainage of the roadways.

The Town of Barrington and its agents shall be allowed to enter upon the easement areas described above with such personnel and equipment as reasonably necessary to maintain, repair and replace any and all improvements located within the easement areas related to the road and drainage. The Town of Barrington shall also be allowed to remove trees within the easement area referenced in #1 above.

The Grantor, its successors and assigns, shall not construct, install, place, plant or store anything whatsoever in the above described easement area, other than the planting of grass.

Said easements are perpetual and the burden of said easements shall run with the land and shall be binding on Grantor's heirs, successors, and assigns. The benefits of said easements shall not be appurtenant to any particular parcel of land but shall be in gross.

By the acceptance of this deed the Town of Barrington assumes no responsibility or liability for the maintenance, repair or replacement of any utilities, either public or private

landscaping, ornamental lighting or any equipment, parts or appurtenances attached or affixed thereto, which are or might be located, constructed or installed within the roadways hereinabove conveyed to the Town of Barrington.

Meaning and intending to describe and convey a portion of the premises conveyed to Cabernet Builders of Stratham, LLC by Warranty Deed of Thunder Road Properties, LLC, dated September 26, 2013 and recorded in the Strafford County Registry of Deeds at Book 4168, Page 0768.

EXECUTED this _____ day of _____, 201__.

CABERNET BUILDERS OF STRATHAM, LLC

Witness

By: _____
Timothy Mason, Manager
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this _____ day of _____, 201__, before me, personally appeared Timothy Mason in his capacity as Manager of Cabernet Builders of Stratham, LLC, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of the limited liability company.

Notary Public/Justice of the Peace

Accepted by the Town of Barrington pursuant to RSA 674:40-a by vote of the Board of Selectmen on _____, 201__.

TOWN OF BARRINGTON
BY ITS BOARD OF SELECTMEN

Mike Clark, Chair

Dawn Hatch, Vicechair

Dennis Malloy

Fred Bussiere

Susan Gaudiello

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD, ss

On this _____ day of _____, 201____, before me,
personally appeared _____, _____,
_____, _____ and _____ known to
me or satisfactorily proven to be the persons whose names are
subscribed to the within instrument and acknowledged that they
executed the same for the purposes therein contained on behalf
of the Town of Barrington.

Notary Public/Justice of the Peace

S:\MA-MC\Mason, Tim\Barrington Property\Docs from Town Counsel\Rivers Peak draft road deed dtc final
050914.docx

EXHIBIT A

EXHIBIT B

EXHIBIT C

EXHIBIT D