

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **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 _____, husband and wife as joint tenants with rights of survivorship, with an address of _____, with **WARRANTY COVENANTS**, the following described premises:

A certain tract or parcel of land situated in the Town of Barrington, County of Strafford and State of New Hampshire, and designated as **Lot 1.18** 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", dated Dec. 4, 2013 through revision #____ dated _____, prepared by Doucet Survey, Inc. and recorded in the Strafford County Registry of Deeds as Plan No. _____, (the "Plan"), said Lot being more particularly bounded and described as follows:

Insert legal description

Said parcel containing 80,519 square feet (1.848 acres), more or less, according to the Plan.

SUBJECT TO the easements, conditions and restrictions shown and noted on the Plan including but not limited to the following:

a. A **"No Cut/No Disturb"**(???) Deed Restricted Area as shown and noted on said Plan;

Commented [SW1]: Should this be taken out? Are these properties going to be subject to such a restriction?

b. A 15 foot wide Easement to the Town of Barrington ~~shown on said Plan~~ along the frontage and parallel to the roadway as shown and noted on said Plan for the purposes of Grading, Drainage, Tree Removal and Utilities.

TOGETHER WITH the right of ingress and egress, in common with others entitled thereto, over the private roadway as shown and noted on the Plan until such date as the Town of Barrington accepts said roadways as public roads.

ALSO SUBJECT TO the Declaration of Protective Covenants for River's Peak Subdivision recorded in the Strafford County Registry of Deeds on _____ at Book _____, Page _____

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.

THIS IS NOT HOMESTEAD PROPERTY.

EXECUTED this _____ day of _____, 2014.

**CABERNET BUILDERS OF
STRATHAM, LLC**

By: _____
Timothy Mason, Manager
Duly Authorized

Witness

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Timothy Mason, Manager of Cabernet Builders of Stratham, LLC, a New Hampshire limited liability company, on behalf of said company.

Notary Public / Justice of the Peace
Printed Name: _____
My Commission expires: _____