

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATION



REAL ESTATE
TRANSFER TAX

10 THOUSAND 8 HUNDRED AND 75 DOLLARS

05/16/2005 724795 \$ 10,875

VOID IF ALTERED

RETURN TO:
ANDREW H. SULLIVAN, ESQ.
PO BOX 10384
24 EASTMAN AVENUE
BEDFORD, NH 03110-0384

Doc# 607809
Book: 2787
Pages: 1529 - 1531
Filed & Recorded
05/16/2005 10:39AM
KATHI L. GUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
RECORDING \$ 18.00
SURCHARGE \$ 2.00
TRANSFER TAX \$ 10,875.00
POSTAGE \$ 0.37

Book 2787 Page 1529

18.37
8.00

① ✓

10875.00 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Robert E. Tappen and Susan K. Tappen, husband and wife, of 233 Elkins Road, Town of Elkins, County of Merrimack, State of New Hampshire, for consideration paid, GRANTS to 198 Londonderry, LLC a New Hampshire Limited Liability Company with an address at 101 East Industrial Drive, Manchester, NH 03109 with WARRANTY COVENANTS, the following described property:

The property located at Route 28 By-Pass, Town of Hooksett, County of Merrimack, State of New Hampshire; having an address of 198 Londonderry Turnpike, Hooksett, New Hampshire; and being more particularly bounded and described as:

Two (2) lots or parcels of land with the buildings thereon situated on New Hampshire Route By-Pass 28 (Londonderry Turnpike), Hooksett, County of Merrimack, State of New Hampshire, being shown as Lot 45-1 and Lot 45-2 on a plan entitled "Boundary Plan, Map 36 Lot 45-1 & 45-2 Hooksett, N.H. prepared for Baxter Healthcare Corp. March 19, 1998, 1" = 100' prepared by Duval Survey, Inc. recorded with the Merrimack County Registry of Deeds, as Plan No. 14430, said lots being more particularly described as follows:

Lot 45-1: Beginning at an iron pin on the southwesterly side of New Hampshire Route Bypass 28 at the corner of Map 36, Lot 43 on said plan; thence running

(1) N 51°25'10" W along the southwesterly side of New Hampshire Route Bypass 28 two hundred and 43/100 (200.43) feet to a point at the corner of Lot 45-2; thence running

(2) S 39°19'40" W by Lot 45-2 one hundred seventy and 87/100 (170.87) feet to a point; thence running

(3) S 43°46'16" W by Lot 45-2 ninety-one and 30/100 (91.30) feet to a point; thence running

(4) S 38°38'32" W by Lot 45-2 one hundred twenty-five and 60/100 (125.60) feet to a point on the easterly boundary of Map 35 Lot 7 on said Plan; thence running

(5) S 6°10'42" E by Lot 7 one hundred seventy-seven and 47/100 (177.47) feet to a point at the corner of Map 36, Lot 43; thence

(6) N 48°6' 1" E by Lot 43 five hundred twenty and 56/100 (520.56) feet to the point of beginning.

Lot 45-2: Beginning at a point on the southwesterly side of New Hampshire Route Bypass 28 at the corner of Lot 45-1 on said Plan; thence running

(1) N 51°25'10" W along the southwesterly side of New Hampshire Route Bypass 28 three hundred thirty-six and 69/100 (336.69) feet to a granite bound at the corner Map 35 Lot 7-1 on said Plan; thence running

(2) S 7°22'17" W by Lot 7-1 one hundred eighty-two and 61/100 (182.61) to an iron pin; thence running

(3) S 6°27'3" E by Lot 7-1 two hundred sixty-five and 00/100 (265.00) feet to an iron pin; thence running

(4) S 6°27'3" E by Lot 7 sixty-two and 13/100 (62.13) feet to an iron pin; thence running

(5) N 38°38'32" E by Lot 45-1 one hundred twenty-five and 60/100 (125.60) feet to a point; thence running

(6) N 43°46'16" E by Lot 45-1 ninety-one and 30/100 (91.30) feet; thence running

(7) N 39°19'40" E by Lot 45-1 one hundred seventy and 87/100 (170.87) feet to the point of beginning.

Subject to a right of way agreement with the Northeastern Gas Transmission Company dated May 26, 1951, and recorded with the Merrimack County Registry of Deeds in Book 715, Page 182, as amended by an agreement between Baxter Healthcare Corporation and Tennessee Gas Pipe Line Company dated January 16, 1989 and recorded with said Registry of Deeds in Book 1771, Page 430.

Homestead rights do not apply to this conveyance.

Meaning and intending to describe and convey the same premises conveyed to Robert E. Tappen and Susan K. Tappen, July 20, 1998 and recorded with the Merrimack County Registry of Deeds in Book 2111 Page 178.

Witness my hand this 15 day of June, 2005.

Susan K. Tappen
Susan K. Tappen

STATE OF NEW HAMPSHIRE)
) SS.:
COUNTY OF HILLSBOROUGH)

On this the 15 day of June, 2005, personally appeared Susan K. Tappen and acknowledged the foregoing to be her free act and deed for the purposes therein contained. Before me,



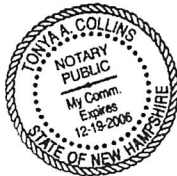
Tonya A. Collins
Notary Public/Justice of the Peace
My commission expires:

Witness my hand this 15 day of June, 2005.

Robert E. Tappen
Robert E. Tappen

STATE OF NEW HAMPSHIRE)
)
COUNTY OF HILLSBOROUGH)

On this the 15 day of June, 2005, personally appeared Robert E. Tappen and acknowledged the foregoing to be his free act and deed for the purposes therein contained. Before me,



Tonya A. Collins
Notary Public/Justice of the Peace
My commission expires:

MERRIMACK COUNTY RECORDS

Kathi L. Gray, CPO, Register