

Return to:
Richard P. Ellsmore
26 Picnic Rock Drive
Dover, NH 03820



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **PROVINCE REALTY TRUST, LLC**, a New Hampshire Limited Liability Company, of 38 Beechwood Drive, Town of Strafford, County of Strafford, and State of New Hampshire 03884,

For consideration paid grant(s) to **RICHARD P. ELLSMORE**, Single, of 45 Spinnaker Way, City of Portsmouth, County of Rockingham and State of New Hampshire 03801,

with WARRANTY COVENANTS:

A certain parcel of land, together with any buildings and improvements thereon, situate on the easterly side of Picnic Rock Drive in the City of Dover, County of Strafford, State of New Hampshire being shown as Map 16, Lot 20-9 on a Plan entitled "Amended Open Space Subdivision Plan, Picnic Rock Farm, Back River Road, Dover, New Hampshire" dated June 8, 2009, as revised, prepared by Trittech Engineering Corporation, approved by the Dover Planning Board on July 8, 2009, and recorded at the Strafford County Registry of Deeds as Plan 97-39, being more particularly bounded and described as follows:

Beginning at a point on the easterly side of Picnic Rock Drive, said point marking the northwesterly corner of the herein described premises and the southwesterly corner of Map 16, Lot 20-8 as shown on the plan; thence turning and running N 69° 03' 12" E along Map 16, Lot 20-8 a distance of one hundred forty-nine and eighty-four hundredths (149.84') feet, more or less, to a point and Map 16, Lot 20-0-0PN as shown on the plan; thence turning and running S 20° 56' 48" E along Map 16, Lot 20-0-0PN a distance of sixty and twenty-nine hundredths (60.29') feet, more or less, to a point marking the northeasterly corner of Map 16, Lot 20-10; thence turning and running S 69° 03' 12" W along Map 16, Lot 20-10 a distance of one hundred sixty-three and eighty-seven hundredths (163.87') feet, more or less, to a point on the easterly sideline of Picnic Rock Drive; then turning and running N 07° 50' 4 7" W along the easterly sideline of Picnic Rock Drive a distance of sixty-one and ninety hundredths (61.90') feet, more or less, to the point of beginning.

Said lot contains 9,457 square feet or 0.217 acres, more or less.

Also conveying an Access Easement in common with others to pass over and across Picnic Rock Drive as shown on the above-referenced Plan.

SUBJECT TO the By-Laws of Picnic Rock Farm Homeowners Association dated July 21, 2009, recorded at the Strafford County Registry of Deeds at Book 3760, Page 622.

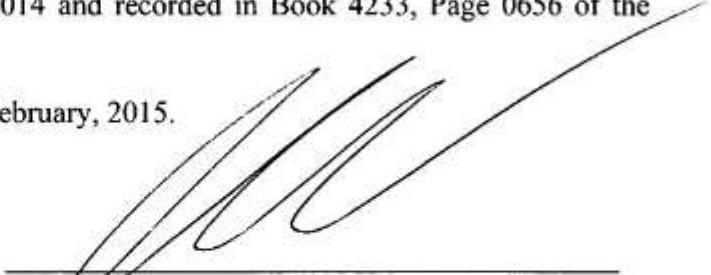
SUBJECT TO Protective Covenants for Picnic Rock Farm Subdivision dated July 21, 2009, recorded at the Strafford County Registry of Deeds at Book 3760, Page 617 as amended by Amended Protective Covenants recorded at Book 3784, Page 186.

It is an express provision of this deed that the Grantee, and its successors and assigns, shall be required to be members of the Picnic Rock Farm Homeowners Association. It is an express requirement that the lot owners in this subdivision and that the Homeowners Association shall be responsible for administering the common areas and open space of the development, and for preserving the perimeter buffer so that as near as possible the natural vegetation within this buffer shall be retained.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

Meaning and intending to describe and convey the same premises as conveyed to Province Realty Trust, LLC by Warranty Deed of Picnic River Partners of Dover, LLC a/k/a Picnic Rivers Partners of Dover, LLC dated August 6, 2014 and recorded in Book 4233, Page 0656 of the Strafford County Registry of Deeds.

Executed this 19 day of February, 2015.

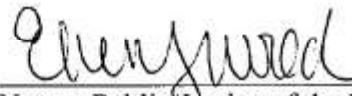

Province Realty Trust, LLC, By: David B. Smith,
Managing Member

State of New Hampshire
County of Rockingham

February 19, 2015

Then personally appeared before me on this 19 day of February, 2015, David B. Smith, duly authorized on behalf of Province Realty Trust, LLC, and acknowledged that he executed the same for the purposes contained therein.

Ellen J. Wood
Commissioner of Deeds, State of New Hampshire
My Commission Expires October 06, 2015


Notary Public/Justice of the Peace
Commission expiration: