

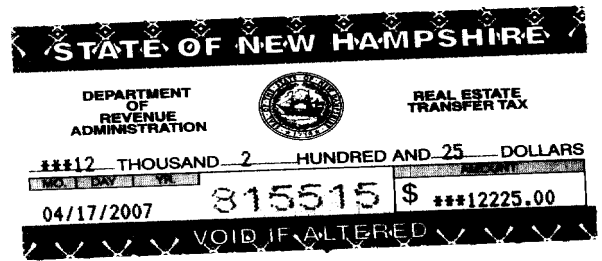
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NORWOOD TITLE SERVICES, LLC
188 ROUTE 101, SUITE 3
BEDFORD, NH 03110
(603) 472-4441

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Cartus Financial Corporation**, a Delaware corporation, with a principal place of business at **40 Apple Ridge Road, Danbury, CT 06810**, for consideration paid, grants to

James D. Lockitt and Alison B. Lockitt, husband and wife, of 12 Pine Hill Road, Southborough, Commonwealth of Massachusetts, as joint tentants with rights of survivorship

with WARRANTY COVENANTS:

The premises commonly known as The Flume, Amherst, NH and legally described on attached Exhibit A.

Subject to Riparian rights of others in and to the waters of any ocean, lake or river, if any, abutting or within the subject premises.

Also Subject to Rights and easement of the public to that portion of the above described premises that lies within the traveled portion of The Flume.

Also Subject to any and all matters as shown on Plan No. 24253.

Also Subject to the following items, insofar as the same may be in force and applicable, recorded in the Hillsborough County Registry of Deeds:

300' setback restriction, if applicable, as set forth in a deed from Karl E. Norwood to Jeffrey F. Purtell, dated February 5, 1986, recorded at Book 3461, Page 207. Restrictions on the development approval, set forth in said deed, were released by Karl E. Norwood on February 20, 1992, by an instrument recorded at Book 5317, Page 856.

Utility easements granted to Public Service Company of New Hampshire, recorded at Book 118, Page 403, and to Public Service Company of New Hampshire and New England Telephone and Telegraph Company, recorded at Book 5317, Page 557.

BK 7835PG0422

Conditions set forth in the Permit of the Department of the Army New England Division Corps of Engineers, dated December 14, 1989, recorded at Book 5167, Page 569, the provisions of which are incorporated herein by reference, which permit specifically states "Except as authorized by the U.S. Army Corps of Engineers Permit No. 892908-P-89 or unless prior approval is granted by the Corps of Engineers, as based upon specific project plans, no further discharges of dredged or fill material shall occur within the areas designated as wetland on the plans authorized by the above permit".

Conditions set forth by orders of the State of New Hampshire 5302, Page 1862, Department of Environmental Services Wetlands Board, said deeds recorded June 7, 1990 at Book 5192, Page 445, and December 20, 1991 at Book 5302, Page 1862.

Declaration of Covenants and Restrictions for North Amherst Farms, dated October 24, 1992, recorded at Book 5290, Page 1679, said deed amended by the 1st Amendment and Restatement of the Declaration of Covenants, Restrictions and Easements of North Amherst Farms, dated March 16, 1992, recorded at Book 5322, Page 1865.

Easements granted to Community TV Corporation, dated February 25, 1992, recorded at Book 5320, Page 11 and Book 5320, Page 13.

Also Subject to and reserving unto Kelridge Development Corporation an easement for slope and drainage purposes covering that portion of the premises located along The Flume and shown on the Plan, which Grantor may convey or transfer to the Town of Amherst.

Also Subject and reserving unto Kelridge Development Corporation any right, title and interest in The Flume, shown on the Plan, together with the right to use The Flume shown on said plan, for all purposes that such roads are used in the Town of Amherst.

Also Subject to the drainage easement to the Town of Amherst, dated January 14, 1998, recorded with the Hillsborough County Registry of Deeds at Book 6055, Page 1516.

Also Subject to and with the benefit of easements, restrictions, covenants, conditions and takings of record, insofar as the same are now in force and applicable.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantors herein by deed of Kenneth A. Grady and June Wojtowicz Grady dated near or even date and to be recorded herewith in the Hillsborough County Registry of Deeds.

BK 7835 PG 0423

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

Executed this 26 day of MARCH, 2007.

Cartus Financial Corporation

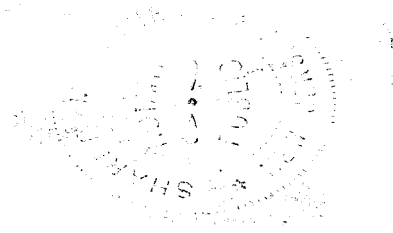
Mary Eild
By: Mary Eild
Its: Assistant Vice President
Duly Authorized

State of New Jersey
County of Burlington 3/26/2007

Then personally appeared, Mary Eild, its
ASSISTANT VICE PRESIDENT, duly authorized on behalf of
Cartus Financial Corporation, and acknowledged that he/she executed the
same for the purposes contained therein.

Sharee McKinney
Notary Public
Commission expiration:

**SHAREE MCKINNEY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 2/24/2010**



BK 7835PG0424

EXHIBIT A

A certain tract or parcel of land, with the buildings and improvements thereon, situated in the Town of Amherst, County of Hillsborough and State of New Hampshire, being Lot 11-12-22, as shown on a plan of land entitled "Subdivision Plan of Land, North Amherst Farms, Amherst, New Hampshire", dated July 31, 1989, as revised, and recorded in the Hillsborough County Registry of Deeds as Plan No. 24253, to which plan reference may be made for a more particular description.

BK7835PG0425