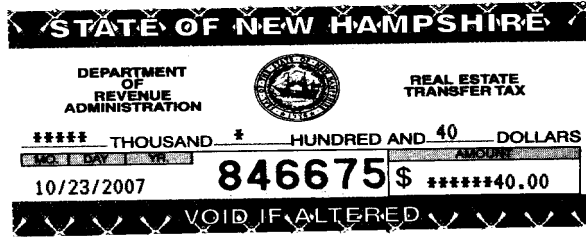


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CONDOMINIUM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Jeffrey A. Ghannam and Joyce H. Znamierowski, husband and wife, presently having an address of 9 Tarleton Lane, Amherst, New Hampshire 03031, for consideration paid of \$1.00, grant to Jeffrey A. Ghannam and Joyce H. Znamierowski, as Trustees of The Ghannam-Znamierowski Revocable Trust, a New Hampshire revocable trust established pursuant to a revocable trust agreement dated October 17, 2007, by and between Jeffrey A. Ghannam and Joyce H. Znamierowski as Grantors and Jeffrey A. Ghannam and Joyce H. Znamierowski as Trustees and having an address of 9 Tarleton Lane, Amherst, New Hampshire 03031, all of our right, title and interest in and to the following, with Warranty Covenants:

A certain condominium unit at The Fells at Amherst, a Condominium, situated in Amherst, County of Hillsborough, State of New Hampshire, and being more particularly bounded and described as follows:

Unit No. 28 in The Fells at Amherst, a Condominium, as defined, described and identified in the Declaration of Condominium of The Fells at Amherst, a Condominium, dated June 1, 2005, and recorded in the Hillsborough County Registry of Deeds, Book 7499, Page 0218 (the "Declaration"), and a shown on a certain site plan entitled "Condominium Plan of: The Fells at Amherst, Owned by: Stabile Homes at Amherst, Prepared for: The Stabile Companies, Tax Map 6 / Lot 28, Amherst, New Hampshire", scale 1" = 200', prepared by Meridian Land Services, Inc., dated March 25, 2005, and recorded in the Hillsborough County Registry of Deeds as Plan # 34084 as amended by plan entitled "Phase I As-Built Condominium and Revised Limited Common Area Plan The Fells at Amherst, owned by: Stabile Homes at Amherst, Amherst, New Hampshire", scale 1" = 200', prepared by Meridian Land Services, Inc., dated October 19, 2005, as revised on 3/14/06, and recorded in the Hillsborough County Registry of Deeds as Plan #34596, and a certain floor plan entitled "Condominium Floor Plan, The Fells at Amherst" prepared by David White, Architect and recorded as Plan #34285 of the Hillsborough County Registry of Deeds, as amended by Certificate of Unit of The Fells at Amherst, a Condominium recorded at Book 7642, Page 2018 of said Registry (the "Plans").

Said condominium is established pursuant to N.H. RSA 356-B.

[Handwritten signatures and initials]

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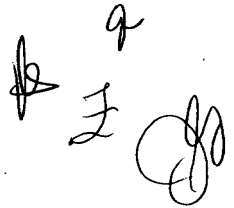
Also conveying an undivided interest in the Common Area (the "Common Area"), as described defined and identified in the Declaration and on said Plans. Subject to and with the benefit of the following rights and easements, which are common to all Units:

1. An exclusive easement to use the Limited Common Area appurtenant to the Unit conveyed herein, if any, as defined and described in the Declaration and on the Plans.
2. Easement in common with others to use the Common Area, excepting the Limited Area, as set forth in the Declaration and Plans.
3. Non-exclusive easement for structural support and encroachments and for repair, and also such other rights and easements as are set forth in the Declaration.

This conveyance is subject to the following to the extent that the same are still in force and/or applicable:

1. All matters affecting the within conveyed premises, if any, shown on a plan recorded in the Hillsborough County Registry of Deeds as Plan No. 33688.
2. Declaration of Condominium of The Fell at Amherst, a Condominium recorded in the Hillsborough County Registry of Deeds at Book 7499, Page 0218.
3. Condominium Plan recorded in the Hillsborough County Registry of Deeds as Plan No. 34084.
4. Conservation Easement Deed to the Town of Amherst as described in deed at Book 7430, Page 721 of the Hillsborough County Registry of Deeds and depicted on Plan No. 33688 of the Hillsborough County Registry of Deeds as Easement Area "A" and "B".
5. Recreation License and Easement Deed to the Town of Amherst as described at Book 7430, Page 735 of the Hillsborough County Registry of Deeds and depicted on Plan No. 33688 of the Hillsborough County Registry of Deeds as Easement Area "C".
6. Restrictions imposed by Department of Environmental Services, Wetlands Permit 2004-00896, dated February 25, 2005, such that there shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.
7. Easement Deed of Stable Homes at Amherst, LLC to Public Service Company of New Hampshire and Verizon New England, Inc. recorded at Book 7437, Page 1672 of the Hillsborough County Registry of Deeds.

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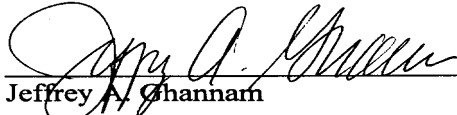
Handwritten initials and signatures in the bottom right corner of the page. There are three distinct marks: a stylized 'F' or 'J' on the left, a small 'a' or 'g' above it, and a larger, more complex signature on the right.

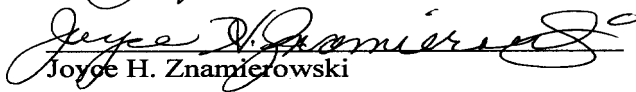
8. Easement to Heritage Operating L.P. DBA EnergyNorth Propane recorded at Book 7568, Page 1634 of the Hillsborough County Registry of Deeds.


Meaning and intending to convey the same premises as conveyed to the within Grantors by Condominium Warranty Deed of Stabile Homes at Amherst, LLC, said deed dated March 22, 2006, and recorded with the Hillsborough County Registry of Deeds at Book 7655, Page 0467.


The Grantors reserve all rights of homestead.

WITNESS our hands and seals this 17th day of October, 2007.


Jeffrey A. Ghannam


Joyce H. Znamierowski


Witness


Witness

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared the above named Jeffrey A. Ghannam and Joyce H. Znamierowski, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing instrument to be their free act and deed. Before me this 17th day of October, 2007.

Justice of the Peace / Notary Public
My commission expires:

FRED J. FORMAN, Justice of the Peace
My Commission Expires June 27, 2012

