

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, **DAREN JARED LEVITT**, a married man of mailing address: P.O. Box 307, Jackson, New Hampshire 03846, for consideration paid, grants to **DAREN JARED LEVITT** and **MELANIE BARASH LEVITT**, husband and wife, both of mailing address: P.O. Box 307, Jackson, New Hampshire 03846, as **JOINT TENANTS** with rights of survivorship, with **WARRANTY COVENANTS**, the following:

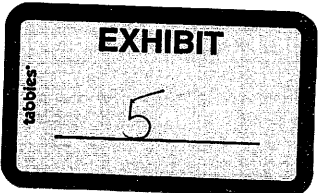
A certain parcel of land, together with the improvements thereon, situate on the Northeasterly side of the Jackson Ridge Road in the Town of Jackson, County of Carroll, State of New Hampshire, designated as Lot #B on a plan entitled "Proposed Subdivision of Connie Sears, Jackson, N.H." by Thaddeus Thorne-Surveys, Inc., Center Conway, New Hampshire 03813, recorded in Book 58, Page 78 of the Carroll County Registry of Deeds, bounded and described as follows:

BEGINNING at a point on the Northeasterly side of said road at Lot #C and land of one Hayes, thence S. 50 degrees 27 minutes 00 seconds E. by Lot #C a distance of One Hundred Thirty Seven and nine hundredths (137.09) feet to a point; thence N. 34 degrees 30 minutes 00 seconds E. by said Lot #C a distance of Two Hundred Fifty Four and sixty two hundredths (254.62) feet to the Westerly side of a private road as set forth on said plan; thence S. 40 degrees 34 minutes 00 seconds E. by said private road a distance of One Hundred Eighty Two and twenty two hundredths (182.22) feet to a point; thence S. 36 degrees 19 minutes 00 seconds E. by said road a distance of One Hundred Twenty Six and sixty eight hundredths (126.68) feet to Lot #A; thence S. 64 degrees 11 minutes 40 seconds W. by Lot #A a distance of One Hundred Sixty Seven and forty six hundredths (167.46) feet to a point; thence N. 73 degrees 51 minutes 00 seconds W. by Lot #A a distance of Two Hundred Twenty Four and seventeen hundredths (224.17) feet to a point at Jackson Ridge Road; thence N. 31 degrees 03' 00" W. by said Jackson Ridge Road a distance of One Hundred Fifty (150) feet to the point of beginning.

RECEIVED
CARROLL COUNTY REGISTRY
1997 NOV 12 PM 3:18
Alan O. Dworkin
REGISTER OF DEEDS

014441

BK 1723 PG 256



SUBJECT HOWEVER to any and all easements for utility purposes granted as the same may pertain to the subject premises.

TOGETHER WITH a right of way over the private road as set forth on said plan, same to be used in common with others for purposes of ingress and egress; PROVIDED, HOWEVER, that if the grantee, his heirs, administrators, executors or assigns, use said private road as primary access to the within described premises, they shall be responsible for a proportionate share of the expense to maintain and repair same. (Proportionate share as used herein shall be determined by a fraction, the numerator or which shall be one (1) and the denominator of which shall be the number of lots on and created by said plan using said private road as primary access).

The above entitled subdivision has been approved by the Town of Jackson subject to the provision that it will not be responsible for the inability of access by emergency vehicles because of the condition of the road. The Grantee, his heirs, administrators, executors or assigns, by accepting this deed acknowledge the above and further exempt Cheney East Corporation, its heirs, administrators, executors, successors or assigns from any liability with respect to the condition of said road, or for the inability of access by emergency vehicles.

MEANING AND INTENDING to convey the same premises conveyed to the above grantor by Warranty Deed of Paul F. Collins and Judith F. Collins dated April 3, 1995 and recorded at the Carroll County Registry of Deeds at Book 1610, Page 345.

This is a non-contractual transfer and is therefore exempt from New Hampshire Transfer Tax Stamps.

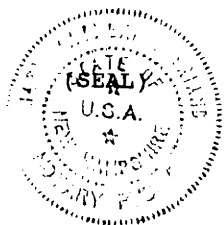
EXECUTED this 12th day of November, 1997.

Daren J. Levitt
DAREN JARED LEVITT

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS.

November 12, 1997

Personally appeared the above named Daren Jared Levitt and acknowledged the foregoing instrument to be his free act and deed.



Before me,
[Signature]
Notary Public
My Commission Expires: 9/18/01

BK 1723 PG 257