

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT We, **Jerome F. Biron and Marian M. Biron, husband & wife**, of **98 Mountainside Drive, Newbury, NH**, for consideration paid, grant to **John E. Green and Margaret A. Green, husband & wife**, of **97 Lockwood Road, Andover, NH 03216**, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS, the following:

A certain tract of land with the improvements thereon situated in the Town of Newbury, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at a concrete bound adjacent to Mountainside Road, so-called, thence North 17° 39' 48" West 48.98 (forty-eight and 98/100) feet along said roadway to a point; thence along said roadway and an arc with a radius of 175 (one-hundred seventy-five) feet for a distance of 113.11 (one hundred thirteen and 11/100) feet to a point adjacent to said roadway; thence north 53° 38' 11" West 45.63 (forty-five and 63/100) feet to a point adjacent to said roadway; thence along said roadway and an arc with a radius of 120 (one hundred twenty) feet for 258.95 (two hundred fifty-eight and 95/100) feet to a point adjacent to said roadway; thence North 70° 00' 06" East for 119.51 (one hundred nineteen and 51/100) feet along said roadway to a point; thence North 75° 39' 08" East for 103.95 (one hundred three and 95/100) feet to a concrete bound; thence South 24° 53' 47" East for 440.39 (four hundred forty and 39/100) feet to a concrete bound; thence South 74° 47' 16" West 90.84 (ninety and 84/100) feet (incorrectly stated to be 90.48 feet in a prior deed) along common land, so-called, to a concrete bound; thence South 85° 35' 25" West for 225.98 (two hundred twenty-five and 98/100) feet along said common land to a concrete bound at the point of beginning.

Meaning and intending to describe hereby Lot 13 within Phase II of the Mountainside at Newbury subdivision as approved by the Newbury Planning Board on June 23, 1987. Said Plan duly recorded at the Merrimack County Registry of Deeds. Said lot containing 3.04 (three and 4/100) acres, more or less.

**COMMON LAND CONVEYED**

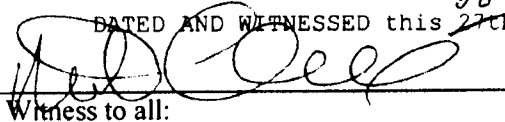
Conveyed herein is an undivided interest in certain common land of 4.10 acres; said interest held in common with owners of record of Lots 1, 2 and 3 of Phase I and owners of record of Lots subdivided within and by Phase II by Mountainside at Newbury Association.

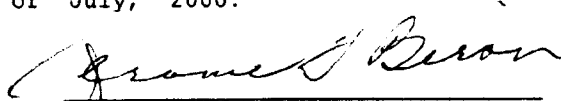
Regulation of the use of the common land consisting of the 4.10 acres along Elm Brook shall be subject to the majority vote of the lot owners. No activity requiring expenditure of funds with regard to the common land shall be undertaken without the unanimous consent of all lot owners. Should any lot owner cause or suffer expenditures to be incurred on or attributable to the common land without the consent of all lot owners said owner or owners incurring such expenses shall be solely liable therefor.

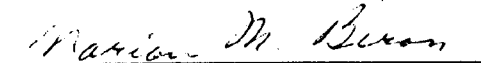
The land and interest in land herein described are conveyed subject to certain agreements, covenants, restrictions, and reservations, as contained in a certain warranty deed from Mountainside At Newbury to Carl R. Olson and Gail B. Olson, dated September 17, 1987 and recorded in Volume 1678, Page 314 of the Merrimack County Registry of Deeds.

Meaning and intending to describe and convey all and the same premises conveyed to JEROME F. BIRON and MARIAN M. BIRON by deed of CARL R. OLSON and GAIL B. OLSON dated June 4th, 1996 and recorded in the Merrimack County Registry of Deeds at Book 2024, Page 594.

DATED AND WITNESSED this <sup>28th</sup> 27th day of July, 2000.

  
Witness to all:

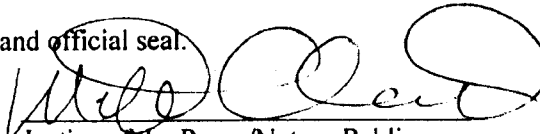
  
Jerome F. Biron


  
Marian M. Biron

STATE OF New Hampshire  
COUNTY OF <sup>28th</sup> Merrimack

On this <sup>28th</sup> 27th day of July, 2000, before me, the undersigned officer, personally appeared the above named Jerome F. Biron and Marian M. Biron known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they voluntarily executed same for the purposes therein contained.

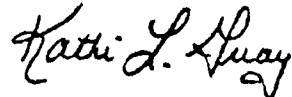
In Witness whereof I hereunto set my hand and official seal.

  
Justice of the Peace/Notary Public  
My Commission Expires:

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
MO. DAY YR.	440537	AMOUNT \$
08/01/2000		
VOID IF ALTERED		



MERRIMACK COUNTY RECORDS

 Register