

DEED OF WARRANTY

Mesiti/Castle Reach, LLC a New Hampshire Limited Liability Company, with a principal place of business at 100 Andover Bypass, North Andover, MA 01845 for consideration paid, grants to _____, with a mailing address of _____,

WITH WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land situated in Windham, Rockingham County, State of New Hampshire, 03087 and shown as Lot 7-A-_____ on a plan of land entitled "Jenny's Hill Road Extension" prepared by Edward N. Herbert Assoc. Inc. for Mesiti/Castle Reach, LLC, 100 Andover Bypass, Suite 300, North Andover, Massachusetts 01845, dated January, 2003 and last revised May 5, 2003. Said lot is shown on a plan of land recorded in the Rockingham County Registry of Deeds as Plan # 30798.

Meaning and intending to describe and convey Lot 7-A-_____ containing _____ acres, more or less.

Said Lot is subject to Declaration of Reservations and Restrictions Governing Castle Reach Subdivision in Windham, New Hampshire, recorded in the Rockingham County Registry of Deeds at Book _____, Page _____.

Said Lot is conveyed subject to and with the benefit of all easements, restrictions and facts shown on said Plan, including, but not limited to, a Utility Easement, a Slope Easement, and a Pedestrian Way.

Said Lot is conveyed subject to typical and customary easements to be given to the local electric, gas, water, sewer, telephone and the local cable television and internet service provider companies or municipal authorities (as the case may be), for provision of above ground or below

ground easements for telephone lines, electric lines, cable television lines, internet service lines, gas lines, water and sewer lines (to the extent now or hereafter applicable) as Grantor shall in its sole discretion deem to be necessary or desirable to service the Subdivision known as Castle Reach.

Reserving to the Grantor, its successors and assigns, the fee in the streets and roadways of the subdivision, but granting to the Grantees their heirs, successors and assigns, the right to pass and repass and to use said streets and roadways in the subdivision as public ways are used in the Town of Windham, together with all others entitled thereto.

For Grantor's source of title see Rockingham County Registry of Deeds at Book 3818, Page 1254.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2003.

MESITI CASTLE REACH, LLC

Witness:

By: _____
Anthony Mesiti, Manager
Duly authorized

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF ESSEX

On this _____ day of _____, 2003, before me, the above-named personally appeared, Anthony Mesiti, Manager of Mesiti Castle Reach, LLC, and that he in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public/Justice of the Peace
My commission expires: