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REGISTER OF DEEDS
STRAFFORD COUNTY

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BK1772PG0728

LAW OFFICE
OF
JAMES H. SCHULTE
680 CENTRAL AVENUE
SUITE 103
DOVER, NEW HAMPSHIRE
03820
TEL. 603-743-6300
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WARRANTY DEED

WHITE ENTERPRISES, INC., a New Hampshire corporation with a principal place of business at 15 West Concord Street, Dover, County of Strafford, State of New Hampshire, for consideration paid, grants to SUNNYBROOKE CONDOMINIUM ASSOCIATION, Mast Road, Dover, County of Strafford, State of New Hampshire, with WARRANTY covenants,

Tract: 1:

A certain tract or parcel of land known as Morgan Way, Dover, Strafford County, State of New Hampshire, being shown on a plan entitled "Site Plan, SUNNYBROOKE Condominiums, Mast Road, Dover, Strafford County, New Hampshire for White Enterprises, Inc." dated April 22, 1987, and recorded at the Strafford County Registry of Deeds as Plan 34A-131, being more particularly bound and described as follows:

Beginning at an iron pin situate on the northwesterly side of Unit 27 as shown on said plan; thence running on a curve to the right with a radius of 25 feet a distance of 39.27 feet, more or less, to an iron pin; thence turning and running S 72° 48' 17" E a total distance of 301.29 feet, more or less, to an iron pin; thence turning and running on a curve to the right with a radius of 125 feet a distance of 80 feet, more or less, to an iron pin; thence turning and running on a curve to the right with a radius of 125 feet a distance of 138.93 feet, more or less, to an iron pin; thence turning and running on a curve to the right with a radius of 125 feet a distance of 54.36 feet, more or less, to a point; thence turning and running S 52° 27' 52" W a total distance of 242.79 feet, more or less, to an iron pin; thence turning and running on a curve to the right with a radius of 115 feet a distance of 77.85 feet, more or less, to a point; thence turning and running on a curve to the right with a radius of 115 feet a distance of 32 feet, more or less, to an iron pin; thence turning and running N 72° 48' 17" W a total distance of 109.29 feet, more or less, to an iron pin; then turning and running on an arc to the right with a radius of 25 feet a distance of 39.27 feet, more or less, to an iron pin; thence running in a general southwesterly direction along SUNNYBROOKE Drive to an iron pin situate on the northwesterly side of Unit 16 as shown on said plan; thence turning and running on a curve to the right with a radius of 25 feet a distance of 39.27 feet, more or less, to an iron pin; thence turning and running S 72° 48' 17" E a total distance of 109.27 feet, more or less, to an iron pin; thence turning and running on a curve to the left with a radius of 165 feet a distance of 82 feet, more or less, to an iron pin; thence turning and running on a curve to the left with a radius of 165

feet a distance of 75.61 feet, more or less, to an iron pin; thence turning and running N 52° 27' 52" E a total distance of 242.97 feet, more or less, to an iron pin; thence turning and running on a curve to the left with a radius of 175 feet a distance of 49.55 feet, more or less, to an iron pin; thence turning and running on a curve to the left with a radius of 175 feet a distance of 133.07 feet, more or less, to an iron pin; thence turning and running on a curve to the left with a radius of 175 feet a distance of 116 feet, more or less, to an iron pin; thence turning and running on a curve to the left with a radius of 175 feet a distance of 84 feet, more or less, to an iron pin; thence turning and running N 72° 48' 17" W a total distance of 241.29 feet, more or less, to an iron pin; thence turning and running on a curve to the right with a radius of 25 feet a distance of 39.27 feet, more or less, to an iron pin; thence turning and running in a general northwesterly direction along SUNNYBROOKE Drive as shown on said plan to an iron pin and the point of beginning.

Meaning and intending to convey Morgan Way as shown on the above-referenced plan.

Tract 2:

A certain tract or parcel of land shown as SUNNYBROOKE Drive, Dover, Strafford County, State of New Hampshire, as shown on a plan entitled "Site Plan, SUNNYBROOKE Condominiums, Mast Road, Dover, Strafford County, New Hampshire for White Enterprises, Inc." dated April 22, 1987, and recorded at the Strafford County Registry of Deeds as Plan 34A-131, being more particularly bound and described as follows:

Beginning at an iron pin situate on the westerly side of Mast Road, said point being the most northerly corner of land now or formerly of Theresa C. Angers; thence running S 56° 22' 43" W a distance of 28.21 feet, more or less, to an iron pin; thence turning and running S 31° 15' 51" W a distance of 77.05 feet, more or less, to an iron pin; thence turning and running on a curve to the right with a radius of 175 feet a distance of 55.28 feet, more or less to an iron pin; thence turning and running S 49° 21' 51" W a distance of 112.17 feet, more or less, to an iron pin; thence turning and running on a curve to the left with a radius of 125 feet a distance of 70.18 feet, more or less, to an iron pin; thence turning and running S 17° 11' 43" W a distance of 69.85 feet, more or less, to an iron pin; thence running in a general northwesterly direction along said Morgan Way as shown on said plan to an iron pin situate on the northwesterly side of Unit 27 as shown on the above-referenced plan; thence turning and running S 17° 11' 43" W a total distance of 394 feet, more or less, to an iron pin; thence turning and running in a general northwesterly direction along said Morgan Way to an iron pin situate at the northwesterly sideline of Unit 16 as shown on said plan; thence turning and running S 17° 11' 43" W a total distance of 309 feet, more or less, to an iron pin; thence turning and

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running on a curve to the right with a radius of 71 feet a distance of 107.37 feet, more or less, to an iron pin; thence turning and running on a curve to the right with a radius of 71 feet a distance of 140 feet, more or less, to an iron pin; thence turning and running on a curve to the right with a radius of 71 feet a distance of 75 feet, more or less, to a point; thence turning and running on a curve to the right with a radius of 40 feet a distance of 55.95 feet, more or less, to a point; thence turning and running N 17° 11' 43" W a total distance of 843.39 feet, more or less, to a point; thence turning and running on a curve to the right with a radius of 175 feet a distance of 98.26 feet, more or less, to a point; thence turning and running N 49° 21' 51" E a distance of 112.17 feet, more or less, to a point; thence turning and running on a curve to the left with a radius of 125 feet a distance of 39.49 feet, more or less, to an iron pin; thence turning and running N 31° 15' 51" E a distance of 81.03 feet, more or less, to an iron pin; thence turning and running on a curve to the left with a radius of 25 feet a distance of 38.28 feet, more or less, to a iron pin; thence turning and running in a general southeasterly direction along said Mast Road as shown on the above plan to an iron pin and the point of beginning.

Meaning and intending to convey SUNNYBROOKE Drive as shown on the above-referenced plan.

Tract 3:

A certain tract or parcel of land shown as "Park Area" as shown on a plan entitled "Site Plan, Sunnybrooke Condominiums, Mast Road, Dover, Strafford County, New Hampshire for White Enterprises, Inc." dated April 22, 1987, and recorded at the Strafford County Registry of Deeds as Plan 34A-131, being more particularly bound and described as follows:

Beginning at an iron pin situate on the southerly corner of Unit 31 as shown on the above-referenced plan; thence running N 72° 08' 54" E along said Unit 31, Unit 30 and Unit 29 as shown on the above-referenced plan a total distance of 244.57 feet, more or less, to an iron pin; thence turning and running S 15° 19' 58" W along Unit 28 and Unit 33 as shown on the above-referenced plan a distance of 50 feet, more or less, to an iron pin; thence turning and running S 72° 08' 54" E along said Unit 32 as shown on the above-referenced plan a distance of 222.04 feet, more or less, to an iron pin at Morgan Way; thence turning and running on a curve to the left on said Morgan Way with a radius of 125 feet a distance of 54.36 feet, more or less, to an iron pin at the point of beginning.

Meaning and intending to convey the "Park Area" as shown on the above-referenced plan, to contain 11,760 square feet, more or less.

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Tract 4:

A certain tract or parcel of land shown as "Remaining Lands 6.91 Acres" as shown on a plan entitled "Site Plan, Sunnybrooke Condominiums, Mast Road, Dover, Strafford County, New Hampshire for White Enterprises, Inc." dated April 22, 1987, and recorded at the Strafford County Registry of Deeds as Plan 34A-131, being more particularly bound and described as follows:

Beginning at an iron pin situate on the northwesterly side of land now or formerly of Earl E. and Evelyn M. Woodward as shown on the above-referenced plan; thence running S 02° 28' 26" E along land now or formerly of Woodward a distance of 292.50 feet, more or less, to an iron pin; thence turning and running S 27° 58' 26" W along land now or formerly of Marjorie H. Nealley a distance of 202.50 feet, more or less, to an iron pipe; thence turning and running S 28° 30' 59" W along land of said Nealley a distance of 67.45 feet, more or less, to an iron pipe; thence turning and running S 31° 45' W still along land of said Nealley a distance of 62 feet, more or less, to an iron pin; thence turning and running S 04° 30' E along land of said Nealley a distance of 108 feet, more or less, to an iron pin; thence turning and running S 24° 45' W along land of said Nealley a distance of 48 feet, more or less, to an iron pin; thence turning and running S 29° 30' W along land of said Nealley a distance of 149 feet, more or less, to an iron pin; thence turning and running S 21° W along land of said Nealley a distance of 100 feet, more or less, to an iron pin; thence and running S 11° 15' W along land of said Nealley a distance of 40 feet, more or less, to an iron pin at the beginning of a stone wall; thence turning and running N 86° 15' W along said stone wall and land now or formerly of Irving W. and Ruth S. Colprit a distance of 120 feet, more or less, to an iron pin; thence turning and running S 80° W along land of said Colprit and a stone wall a distance of 150 feet, more or less, to an iron pin; thence turning and running N 89° 15' W along land of said Colprit and a stone wall a distance of 260 feet, more or less, to a point; thence turning and running N 77° 26' 11" W along land of said Colprit a distance of 295.82 feet, more or less, to an iron pin; thence turning and running N 56° 57' 40" E along said Unit 13 as shown on the above-referenced plan a distance of 226.80 feet, more or less, to an iron pin; thence turning and running N 39° 22' W along said Unit 14 a distance of 140.25 feet, more or less, to an iron pin; thence turning and running N 56° 19' 38" E a distance of 91.02 feet, more or less, to an iron pin; thence turning and running N 56° 19' 38" E a distance of 172.04 feet, more or less, to an iron pin; thence turning and running N 58° 50' 18" E a distance of 138.62 feet, more or less, to an iron pin; thence turning and running N 58° 56' 78" E a distance of 89.16 feet, more or less, to an iron pin; thence turning and running N 38° 42' 32" E a distance of 244.27 feet, more or less, to an iron pin; thence turning and running S 23° 00' 34" E a distance of 317.02 feet, more or less, to the point begun at.

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Meaning and intending to convey "Remaining Lands 6.91 Acres" as shown on the above-referenced plan.

This property is subject to a Public Service Company of New Hampshire easement as recorded at the Strafford County Registry of Deeds, Book 686, Page 47 and a Public Service Company of New Hampshire easement recorded at Strafford County Registry of Deeds, Book 423, Page 34. Said property is also subject to a 30-foot wide pedestrian access and future water service easement as shown on the above-referenced plan.

Tract 5:

Beginning at an iron pin to be set on the northwesterly side of Sunnybrooke Drive, said point being the most southerly corner of Unit 6 as shown on the above-referenced Plan; thence running S 17° 11' 43" W along said Sunnybrooke Drive a distance of 107.39 feet, more or less, to an iron pin at Unit 8 as shown on the above-referenced Plan; thence turning and running N 72° 19' 00" W along said Unit 8 a distance of 113.02 feet, more or less, to a point at land now or formerly of Jensen's, Inc.; thence turning and running N° 16 13' 50" E along said Jensen's, Inc. land a distance of 105.56 feet, more or less; thence turning and running N 16° 13' 50" E along said Jensen's, Inc. land a distance of 105.56 feet, more or less, to an iron pin; thence turning and running S 73° 14' 48" E along said Unit 6 as shown on the above-referenced Plan a distance of 114.81 feet, more or less, to the point of beginning.

Meaning and intending to convey "Unit 7" as shown on the above-referenced Plan to contain 12,127 square feet, more or less.

Meaning and intending to convey a portion of the premises conveyed to White Enterprises, inc. by deed of Mary Shaw dated November 20, 1978 recorded said Deeds at Book 1025, Page 236.

Signed this 14th day of October, 1994

WHITE ENTERPRISES, INC.

By Charles J. White pres

Duly Authorized

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
XXXX THOUSAND	XXX HUNDRED AND x40 DOLLARS
MO. DAY YR.	AMOUNT
10-14-94	153062 \$ 40.00
VOID IF ALTERED	

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