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L. J. Brooks
CARROLL COUNTY
REGISTRY OF DEEDS

005101

STATE OF NEW HAMPSHIRE
TAXON TRANSFER
OF REAL PROPERTY
COMMISSION
K.S.A. 78-B
101.50
APR--88
P.B.
1959
GEORGE A. FAIRBANKS, III
ATTORNEY AT LAW
P.O. BOX 822
N. HAMPSHIRE
0303-356-3181

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, JOHN W. CONNELL of 6 Yarrow Way, Concord, Merrimack County, State of New Hampshire, 03301, for consideration paid, grant to DONNA M. COSTA and SUSAN A. RILEY, as JOINT TENANTS with rights of survivorship, both of 100 Lake Drive, Stoughton, Norfolk County, Commonwealth of Massachusetts, 02072, with WARRANTY covenants,

The following lot or parcel of land situate in said Town of Conway, being cottage lot numbered Four Hundred Twenty-Eight (#428) depicted on plan entitled "Plan of Land, Conway, N.H., Mt. Cranmore Lake Shores" surveyed and drawn 1967 by L.M. Gray, recorded in Carroll County Records, Book 10, Page 47, reference to which is hereby made for more particular description of the same.

This conveyance is intended to include the common right of travel to and from the lot hereby conveyed from the public highways over the roadways connecting therewith as shown on said plan, and as now or hereafter laid out and constructed as a part of the development known as Mt. Cranmore Lake Shores, together with the further right to use in common with others such lots as now or may be in the future designated as "Beach Lots" by the Grantor, its successors or assigns.

This conveyance is made SUBJECT TO such rights of flowage on Pequawket Lake as may appear of record, or otherwise.

This conveyance is intended to be made subject in every respect to the same perpetual use restrictions as are set forth in Certificate imposing such restrictions on certain land of Mt. Cranmore Lake Shores, Inc., said Certificate being dated May 9, 1966, recorded in Carroll County Records, Book 401, Page 509.

Meaning and intending to convey the same premises conveyed to John W. Connell and Norma M. Connell by Warranty Deed of Mt. Cranmore Lake Shores, Inc. dated June 20, 1972 and recorded in the Carroll County Registry of Deeds at Book 521, Page 399. For further reference, see the following: (a) Quitclaim Deed, Norma W. Connell to John W. Connell, dated

BK1370 PG 039

July 24, 1980, recorded in said Records, Book 792, Page 374;
and (b) Quitclaim Deed, Town of Conway Selectmen to John W.
Connell, dated May 4, 1987, recorded in said Records, Book
1216, Page 010.

The within-described property is not homestead
property.

WITNESS my hand this 31 day of March, 1988.

Sally Martel
Witness

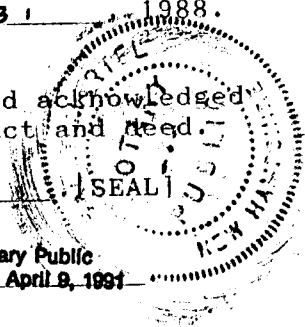
John W. Connell
JOHN W. CONNELL

STATE/Commonwealth of N.H.
COUNTY OF: Merrimack, ss. March 31, 1988.

JOHN W. CONNELL personally appeared and acknowledged
the foregoing instrument to be his voluntary act and deed.

Before me, Sally Martel
NOTARY PUBLIC

My commission expires: SALLY MARTEL, Notary Public
My Commission Expires April 9, 1991



GEORGE A. FAIRBANKS, III
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P.O. BOX 822
N. CONWAY, NH 03860-0822
603-356-3181

BK1320 PG 040