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CARROLL COUNTY REGISTRY

2007 JUN 08 PM 12:08

Carroll P. Anton
REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
**** THOUSAND #		HUNDRED AND 40 DOLLARS	
MO	DAY	YR	AMOUNT
06	08	2007	\$ *****40.00
VOID IF ALTERED			

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

RECIPROCAL WELL EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that PAUL E. BROWN and ERIC MARTIN, TRUSTEES of RIVER VALLEY REALTY TRUST, a New Hampshire trust formed under Declaration of Trust dated January 23, 2004, with a principal place of business at 21 Linden Road, North Conway, Carroll County, New Hampshire (03860), (hereinafter the "Grantor"), for consideration paid, grant to JOSEPH D. ROSS, having a mailing address of 8 Orchard Street, Byfield, Massachusetts (01922), (hereinafter the "Grantee"), an easement to draw water from and maintain a well located on real property of the Grantor shown as Lot #22 on a plan entitled, "Swift River Valley, 27 Lot Subdivision: Prepared for River Valley Realty Trust, 189A Passaconaway Road, Conway, NH 03818, Town of Conway, Tax Map 263/Parcel 1," prepared by Ammonoosuc Survey Company, Inc., dated July 2, 2004, and revised through May 19, 2005 and recorded at the Carroll County Registry of Deeds at Plan Book 212, Pages 58 and 59, said easement rights being more particularly described as follows:

The Grantee shall have the right to enter upon and maintain a well in its existing location on said Lot #22 provided, however, that the Grantee shall, at its expense, restore the Grantor's property to the condition that existed prior to any actions taken by the Grantee to maintain, improve or repair the existing well. The Grantee's use of the well shall be limited to providing water to a single family residential dwelling to be constructed on Lot #23 as further described in a deed of the Grantor dated ~~February 10, 2006~~ and recorded at the Carroll County Registry of Deeds

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COOPER, DEANS & CARGILL, P.A. - ATTORNEYS AT LAW
2935 WHITE MOUNTAIN HIGHWAY - NORTH CONWAY, NEW HAMPSHIRE 03860

at Book 2506, Page 252.

The existing well is located westerly of the westerly boundary of the said Lot #23 at a point approximately sixty feet (60') southerly of the northwesterly corner of said Lots #22 and #23. Also reserved to the Grantee is a seventy-five foot (75') protective well radius having as its center point the well as it presently exists. Use of property located within the protective well radius by the Grantor and its successors shall be consistent with those uses permitted by the New Hampshire Department of Environmental Services or any successor organization having jurisdiction over the installation and maintenance of domestic water supply wells in the State of New Hampshire and the Town of Conway.

The Grantor reserves to itself the right to install a new well on property of the Grantee at which time the Grantee shall abandon its use of the existing well and all rights conferred upon the Grantee shall expire. In the event of such relocation and abandonment, the Grantor and its successors and assigns shall have the right to use the existing well to provide water for a single family residential structure situated on the Grantor's said Lot #22. In the event the Grantor commences using the existing well to furnish domestic water for improvements situated on Lot #22, then the Grantee shall give to the Grantor or its assigns an easement for maintenance of a protective well radius consistent with regulations established by the New Hampshire Department of Environmental Services and/or the Town of Conway.

The reciprocal rights herein described shall benefit and burden the said Lots #22 and #23 in perpetuity.

WITNESS their hands and seals this _____ day of _____, 2006.

GRANTOR:
RIVER VALLEY REALTY TRUST

Nicodemus Cobb
Witness

Paul E. Brown
By: Paul E. Brown, Trustee

Nicodemus Cobb
Witness

Eric Martin
By: Eric Martin, Trustee

GRANTEE:

Abraham Rogers
Witness

Joseph D. Ross
Joseph D. Ross

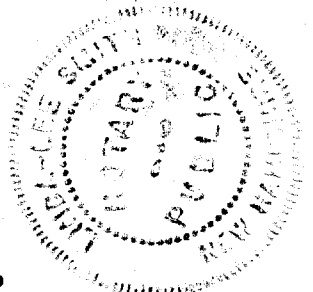
STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS.

Personally appeared the above named, Paul E. Brown, Trustee of River Valley Realty Trust, and made oath that the foregoing is his and the Trust's voluntary act and deed this 12 day of Feb, 2007.

Before me,

Linda-Lee Smith
Notary Public/Justice of the Peace **LINDA-LEE SMITH, Notary Public**
My Commission Exp. My Commission Expires December 1, 2009
Print/Type Name: Linda-Lee Smith

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STATE/Commonwealth of Massachusetts
COUNTY OF Middlesex, SS.

Personally appeared the above named, Eric Martin, Trustee of River Valley Realty Trust,
and made oath that the foregoing is his and the Trust's voluntary act and deed this 30th day of
January, 2007

Before me,

Karen Elizabeth Bonner
Notary Public/Justice of the Peace
My Commission Exp. August 3, 2012
Print/Type Name: Karen Elizabeth Bonner

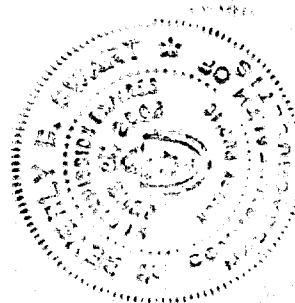
STATE/Commonwealth of Massachusetts
COUNTY OF Essex, SS.

Personally appeared the above named, Joseph D. Ross, and made oath that the foregoing
is his voluntary act and deed this 30th day of March, ~~2007~~
2007

Before me,

Beverly B. Swart
Notary Public/Justice of the Peace
My Commission Exp. June 27, 2008
Print/Type Name: Beverly B Swart

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