

Please Return To:

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that **Joseph Abbondanza and Annette Abbondanza, husband and wife**, of P.O. Box 130, North Sutton, New Hampshire 03260

for consideration paid, grant to **Harvard Street Realty Trust**, of 1028 Hanover Street, Manchester, New Hampshire 03104

with **WARRANTY COVENANTS**,

Five certain tracts or parcels of land situate in Springfield, County of Sullivan and State of New Hampshire, more particularly bounded and described as follows:

Tract I:

A certain tract or parcel of land situate in Springfield, County of Sullivan and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pin by a maple stump on the Northwesterly side of Sanborn Hill Road, so-called; thence North 48° East one hundred four (104) feet, more or less, to an iron pin at the North end of an old dam; thence Northeasterly along the flowage line of the old mill pond three hundred twenty (320) feet, more or less, to an iron pin; thence South 76° East eighty-two (82) feet, more or less, to the outlet of a culvert on the Sanborn Hill Road; thence Southerly and Westerly along Sanborn Hill Road to the point of beginning. Estimated to contain one and one-half acres, more or less.

Tract II:

A certain tract or parcel of land situate in Springfield, County of Sullivan and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pin on the Northwesterly side of Sanborn Hill Road, said pin being approximately two hundred ninety-five (295) feet Southwest of the point of beginning of Tract I above-described; thence running Southerly and Westerly along said Sanborn Hill Road to an iron pin; thence North 40° East two hundred twenty (220) feet, more or less, to an iron pin; thence South 60° East one hundred sixty (160) feet, more or less, to the point of beginning. Estimated to contain one-half acre, more or less.

Tract III:

A certain tract or parcel of land situate in Springfield, County of Sullivan and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pin on the Westerly side of Sanborn Hill Road at a brook and at land now or formerly of one Webb; thence N 78° W seventy (70) feet more or less, along land of the said Webb to an iron pin; thence generally in a Southwest course three hundred twenty (320) feet, more or less, along the flowage line of said brook to an iron pin at the North end of a dam; thence S 48° W one hundred four (104) feet, more or less, and crossing said brook to an iron pin; thence Southwesterly two hundred (200) feet, more or less, along Sanborn Hill Road to an iron pin by said brook; thence N 60° W one hundred sixty-five (165) feet, more or less, along land of said Webb to an iron pin at the top of a ridge; thence continuing N 60° W four hundred forty (440) feet, more or less, along land formerly of one Lewis and along a stone wall for most of the distance to an iron pin; thence Northerly two hundred (200) feet, more or less, to a concrete

bound; thence Northerly three hundred sixty-one (361) feet, more or less, to a concrete bound; thence Northerly five hundred ninety-one (591) feet, more or less, to a concrete bound; thence northerly five hundred (500) feet, more or less, to a concrete bound; thence Northerly one hundred (100) feet, more or less, to an iron pin, the last five (5) courses being along land of the State of New Hampshire; thence S 67° E three hundred forty (340) feet, more or less, to an iron pin at the end of a stonewall; thence S 67° E three hundred eighty-six (386) feet, more or less, along a stonewall to a wall corner; thence S 20° W four hundred eighty-five (485) feet, more or less, along a stonewall to a wall corner; thence S 41° E sixty-five (65) feet, more or less, along a stonewall to a wall corner; thence S 12° W ninety-four (94) feet, more or less, along a stonewall to a wall corner; thence S 10° E two hundred eighty-five (285) feet, more or less, along a stonewall to a wall corner; thence S 69° E one hundred eighty-four (184) feet, more or less, along a stone wall to a wall corner; thence S 5° W one hundred forty-six (146) feet, more or less, along a stonewall; thence S 30° W one hundred thirty-five (135) feet, more or less, along a stonewall to a wall corner; thence S 55° E one hundred forty-six (146) feet, more or less, along a stonewall to a wall corner; thence S 78° E two hundred eighty (280) feet, more or less, to an iron pin on the Westerly side of Sanborn Hill Road, the last eleven (11) courses being along other land of Nelson Lane; thence Southerly fifty (50) feet, more or less, along the Westerly side of Sanborn Hill Road to the point of beginning.

Tract IV:

A certain tract or parcel of land situate in Springfield, County of Sullivan and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pin on the Northerly side of Sanborn Hill Road, so-called, at other land of Palazzi, said point of beginning being the Southwesterly corner of the premises herein conveyed; thence North 40° East two hundred twenty (220) feet, more or less, along other land of Palazzi to an iron pin at the top of a ridge; thence North 60° West four hundred forty (440) feet, more or less, along a stone wall for most of the way along other land of Palazzi to an iron pin in a stone wall; thence Southerly along land of the State of New Hampshire to an iron pin on the Northerly side of Sanborn Hill Road; thence Southeasterly along the Northerly side of said Sanborn Hill Road to the point of beginning. Estimated to contain 1.80 acres, more or less.

Meaning and intending to convey lands in Springfield, New Hampshire located easterly of Interstate 89 and northerly of Sanborn Hill Road.

For reference, see plan of land entitled "The Palazzi Corporation, Lane, Webb & Clouthier Property, Springfield, N.H.", recorded as Plan File 1, Pocket 7, Folder 1, Number 13 in the Sullivan County Registry of Deeds.

Tract V:

A certain tract or parcel of land situate in Springfield, County of Sullivan and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pin on the Southeasterly side of Sanborn Hill Road, said pin being approximately eighty (80) feet Southwest of the point of beginning of Tract I above described; thence Southeasterly along the existing stonewall six hundred forty-four (644) feet, more or less, to an iron pin set in the end of said wall; thence South 88° East one hundred nine and two tenths (109.2) feet, more or less, to an iron pin; thence following the line of a small water course, Southerly, Westerly and Northerly to the outlet of a metal culvert on the Southerly side of Sanborn Hill Road; thence Northeasterly along the Sanborn Hill Road; thence Northeasterly along the Sanborn Hill Road one hundred eighty (180) feet, more or less, to the point of beginning.

See also plan entitled "Lane, Webb & Clouthier Property" prepared for the Palazzi Corporation recorded in the Sullivan County Registry of Deeds as Plan #P7 F1 #13 PFI, the said premises being shown as Lot 4 on said plan.

For title reference see Deed recorded at Volume 1365, Page 404.

Also, a certain right of way, to the grantees their heirs, successors and or assigns, over certain tracts or parcels of land situate in Springfield, County of Sullivan, and State of New Hampshire, more particularly bounded and described as follows:

A certain right of way, to be used for driveway access over the existing thirty-five foot wide driveway which begins at a point on the northwesterly side of Sanborn Hill Road at a point which is slightly northeast of the boundary line marking the southeast corner of the land of the grantees (Tract III of Deed at Volume 1365 Page 404) and the southwest corner of the land of the grantors. Said driveway generally runs in a westerly direction approximately two-hundred and fifty feet along the land of the grantor and following the aforementioned boundary line between the grantor and grantee (said boundary line runs North 78° West 280.00 feet as shown on the plan entitled "The Palazzi Corporation at Pocket 7 Folder 1 Number 13 Planfile 1) until said driveway crosses back to the land of the grantee.

Meaning and intending to describe and convey the same premises conveyed to the within Grantors by deed of Continental Paving, Inc. dated April 24, 2003 and recorded at the Sullivan County Registry of Deed at book 1365, Page 404 and said Right of Way by Deed of Robert H. Lane dated July 3, 2003 and recorded at the Sullivan County Registry of Deeds at Book 1384, Page 702.

WITNESS my hand and seal this 4th day of Sept., 2008.

[Signature]
Witness

[Signature]
Joseph Abbondanza

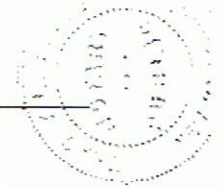
[Signature]
Witness

[Signature]
Annette Abbondanza

State of New Hampshire
County of

Personally appeared Joseph Abbondanza and Annette Abbondanza, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained,

Before me, [Signature]
Notary Public/Justice of the Peace
My Commission Expires:



TRACEY L. ENGLER
Notary Public - New Hampshire
My Commission Expires September 13, 2011