

MAIL TO

Return to:
Robert C. Levine
Lewis Builders, Inc.
54 Sawyer Avenue
Atkinson, NH 03811

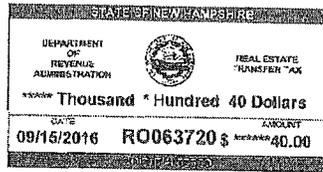


EXHIBIT 3
WELLS VILLAGE

041224

WATER RIGHTS DEED AND EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that, KASHER CORPORATION., a
a Massachusetts corporation, of P.O. Box 626, Billerica, Massachusetts 01821 (Grantee) by its
duly-authorized President, Francis McCarthy, GRANTS TO HAMPSTEAD AREA WATER
CO., INC., (HAWC) a New Hampshire corporation with offices at 54 Sawyer Avenue.
Atkinson, Rockingham County, New Hampshire 03811 (Grantee) with **QUITCLAIM
COVENANTS**

The following interest in land situated in the Town of Sandown, Rockingham County,
New Hampshire; the following water rights and easements over parcels of land known as a
certain parcel of land situate in Rockingham County, Town of Sandown, New Hampshire,
known as Tax Map 13, Lot 1, and shown on plan of land entitled "Senior Housing Development
to be known a Town Houses at Well Village located on Wells Village Road in Sandown, New
Hampshire". dated November 20, 2007, prepared by McKenzie Engineering Group, Inc., and
recorded in the Rockingham Registry of Deeds as Plan no. D-35202 (Plan), and as may be
more particularly described on Exhibit A, attached hereto.

I. WATER RIGHTS:

HAWC shall have the right and title to all ground and bedrock water in, on, or
that may be produced from the Premises as described below the right and title to all
pipes, mains, pumps, pump houses, and related machinery and equipment as may now
or may subsequently be constructed on the Premises as part of the domestic water
supply system.

II. EASEMENT FOR ACCESS TO CONSTRUCT WATER SYSTEM AND
FACILITIES:

HAWC shall have the right and easement for the full right of ingress and egress
over upon and across so much of the Premises as is reasonably necessary for the

ROCKINGHAM COUNTY
REGISTRY OF DEEDS
2016 SEP 15 PM 1:48

purpose of exploring for such and for drilling wells or producing the same and for storing and removing the same when so produced. This right of ingress and egress shall include the right to make and use of so much of the surface of the land described and shown on the Plan, as may be reasonably incident or convenient to any exploration, development, storage, or production, including drilling of water wells and the erection of pipe lines, storage tanks, pumps, pump houses, and other surface structures incident or convenient to such production, storage, or removal of water from the Premises. All such structures, material, machinery, or equipment placed upon the property by Grantee or anyone claiming under it may be removed by Grantee or those claiming under them at any time.

III. RIGHT TO REASONABLE ACCESS AND TO SECURE FACILITIES AND CONTROL ACCESS:

HAWC shall have the right to reasonable access to service and repair pipe lines, storage tanks, pumps, pump houses, and other surface structures and the right to fence-off and otherwise secure all such pumping and storage facilities and to control access thereto as may be reasonably necessary to protect and preserve the quality of water so provided and stored and to prevent the interruption of supply of water.

IV. RIGHT AND EASEMENT TO ENFORCE PROTECTIVE WELL RADIUS EASEMENTS:

HAWC shall have the right and easement to enforce the sanitary water protective easement provisions of Schedule A attached hereto, within the sanitary easement area as is shown on the Plan in accordance with and to the extent required or allowed by the New Hampshire Department of Environmental Services or its successor;

V. THE RIGHT AND EASEMENT TO CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN, AND OPERATE A WATER DISTRIBUTION SYSTEM, FACILITIES AND SYSTEM:

HAWC shall have the right and easement to lay, construct, maintain, and operate pipe lines, valves, hookups, and meters for the supply of domestic water to all lots as may be shown on the Plan or as may otherwise be or become apart of the Wells Village Development in Sandown, Rockingham County, New Hampshire, (Development) as shown on the Plan, and to such adjoining or other premises as now or as may in the future constitute part of Grantee's franchise area.

The within granted right being the right to enter onto and construct, reconstruct, maintain, and operate water lines, valves, hookups, and meters in and under private and public ways and in and under strips of land

1. along and adjacent to public and private ways: and
2. across such strips of the land as shown on the Plan as may be reasonably necessary to lay, construct, and maintain water lines, pipes, and valves to serve the Premises and other premises within any franchise area licensed to Grantee by the New Hampshire Public Utility Commission as the same may, from time to time, be constituted, and to collect such water charges as such Commission shall approve.

VI. GRANTEES COVENANTS AND OBLIGATIONS.

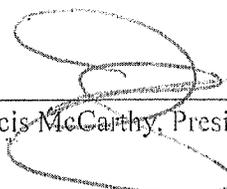
By acceptance of this grant and conveyance, Grantee hereby covenants and agrees;

1. Not to disturb or interfere, except for emergencies, with the use of any lot or residence built or to be built on the Premises;
2. To reconstruct and regrade any and all areas its disturbs in constructing and maintaining water lines; and
3. To supply domestic potable water to the Premises in quantities sufficient to meet the reasonable requirements of the Development

NOT HOMESTEAD PROPERTY OF THE GRANTOR

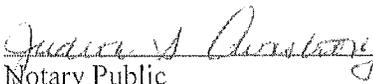
WITNESS its hand and seal this 14 day of September 2016

KASHER CORPORATION

By: 
Francis McCarthy, President

STATE *NEW HAMPSHIRE*
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF *Rockingham*

On this 14th day of September, 2016, before me, the undersigned notary public, personally appeared Francis McCarthy, duly authorized officer of Kasher Corporation, proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose in his/her capacity as President.


Notary Public
My Commission expires: 9-19-2017



SCHEDULE A

The purpose of this Sanitary Protective Easement is to establish a protective area to prevent contamination of the water supply distribution system shown on the Plan. Hereafter, and for so long as said system located within the easement area are used for a water distribution system, the area of the above-described easements shall be kept in a natural state. No use of the area shall be permitted which could directly or indirectly degrade the quality of the aforementioned water distribution system.

Uses that are prohibited include:

1. Transportation corridors, except as shown on the Plan, and as access to booster stations and pump house for maintenance and repairs;
2. Underground utilities or structures, except those that are associated with potable water, electricity or communication;
3. The storage, handling, transporting, treating or disposal of:
 - a. domestic or industrial waste or waste water;
 - b. hazardous or regulated substances such as pesticides, gas and oil or other chemicals;
 - c. hazardous or solid wastes; or
 - d. fertilizers.
4. Any other activities or uses that the New Hampshire Department of Environmental Services (NHDES) determines would be detrimental to water quality.

No Change in the use of the area of the protective easement may be undertaken without approval from the NHDES.

The Sanitary Protective Easement as shown on the Plan is for the benefit of the public, and as such, the above provisions may be enforced by NHDES, Grantee, the Town of, and the customers of any water system.



EXHIBIT A

A certain tract of land situated in Sandown, County of Rockingham, and State of New Hampshire, bounded and described as follows, viz:

The following interest in land situated in the Town of **Sandown**, Rockingham County, New Hampshire; the following water rights and easements over parcels of land known as a certain parcel of land situate in Rockingham County, Town of **Sandown**, New Hampshire, known as Tax Map 13, Lot 1, and shown on plan of land entitled "Senior Housing Development to be known a Town Houses at Well Village located on Wells Village Road in Sandown, New Hampshire", dated November 20, 2007, prepared by McKenzie Engineering Group, Inc., and recorded in the Rockingham Registry of Deeds as Plan no. D-35202 (Plan), and as may be more particularly described as follows:

Beginning at the Northeasterly corner of the subject parcel (Town of Sandown Tax Map 13, Lot 1) at the Northwesterly corner of Tax Map 9, Lot 16, at a point at a stone wall on the Southwesterly sideline of Wells Village Road; thence turning and running S 31° 53' 52" W along the Northwesterly boundary of said Tax Map 9, Lot 16 a distance of 669.05 feet to a point at a stone wall at the Northeasterly corner of Tax Map 9, Lot 16-1; thence turning and running N 63° 53' 33" W along said stone wall and the Northeasterly boundary of Lot 16-1 a distance of 40.55 feet to a point; thence turning and running N 67° 17' 45" W along said stone wall and said boundary of Lot 16-1 a distance of 210.88 feet to a point; thence turning and running N 64° 56' 59" W along said stone wall and said boundary of Lot 16-1 a distance of 139.58 feet to a point; thence turning and running N 68° 03' 23" W along said stone wall and said boundary of Lot 16-1 a distance of 218.45 feet to a point; thence turning and running N 74° 55' 26" W along said stone wall and the boundary of Lot 16-1 a distance of 70.71 feet to a point; thence turning and running N 59° 19' 27" W along said stone wall and the boundary of Lot 16-1 a distance of 95.71 feet to a point; thence turning and running N 68° 11' 56" W along said stone wall and the boundary of Lot 16-1 a distance of 168.54 feet to a point; thence turning and running N 68° 19' 39" W along said stone wall and the boundaries of said Lot 16-1 and Tax Map 9, Lot 1 a distance of 144.13 feet to a point; thence turning and running N 67° 42' 39" W along said stone wall and the boundary of Lot 1 a distance of 136.49 feet to a point; thence turning and running N 65° 49' 22" W along said stone wall and the boundary of Lot 1 a distance of 259.26 feet to a point; thence turning and running N 54° 27' 03" W along said stone wall and the boundary of Lot 1 a distance of 73.00 feet to a point; thence turning and running N 47° 09' 43" W along said stone wall and the boundary of Lot 1 a distance of 66.05 feet to a point; thence turning and running N 62° 52' 26" W along said stone wall and the boundary of Lot 1 a distance of 42.22 feet to a point; thence turning and running N 85° 29' 32" W along said stone wall and the boundary of Lot 1 a distance of 166.83 feet to a point; thence turning and running S 79° 44' 19" W along said stone wall and the boundary of Lot 1 a distance of 174.08 feet to a point; thence turning and running S 88° 55' 27" W along said stone wall and the boundary of Lot 1 a distance of 29.02 feet to a



point at the end the stone wall; thence turning and running N 69° 18' 01" W along said the boundary of Lot 1 a distance of 110.77 feet to a point at the beginning of a stone wall; thence turning and running N 62° 20' 10" W long said stone wall and the boundary of Lot 1 a distance of 107.58 feet to a point; thence turning and running N 70° 01' 03" W long said stone wall and the boundary of Lot 1 a distance of 148.06 feet to a point; thence turning and running N 66° 33' 22" W along said stone wall and the boundary of Lot 1 a distance of 62.49 feet to a T-bar iron found at the intersection with said stone wall and another stone wall at the Town Boundary with the Town of Sandown and the Town of Chester; thence turning and running N 14° 45' 24" E along said stone wall and the Town Boundary a distance of 208.13 feet to a point; thence turning and running N 14° 23' 18" E along said stone wall and the Town Boundary a distance of 292.26 feet to a point at the end of said stone wall; thence turning and running N 21° 49' 43" E along said Town Boundary a distance of 317.41 feet to a T-bar iron found at the Southwesterly corner of Tax Map 13, Lot 4; thence turning and running S 66° 56' 46" E along said Southwesterly boundary of Lot 4 a distance of 711.68 feet to a point at the beginning of a stone wall; thence turning and running S 66° 44' 31" E along said stone wall and the Southwesterly boundary of Lot 4 a distance of 292.92 feet to a point; thence turning and running S 66° 51' 28" E along said stone wall and the Southwesterly boundaries of Lot 4 and of Tax Map 13, Lot 3 a distance 239.64 feet to a point; thence turning and running S 66° 46' 33" E along said stone wall and the boundary of Lot 3 a distance of 30.17 feet to a point; thence turning and running S 68° 48' 20" E along said stone wall and the boundary of Lot 3 a distance of 35.05 feet to a point; thence turning and running S 66° 14' 19" E along said stone wall and the boundary of Lot 3 a distance of 83.11 feet to a point; thence turning and running S 66° 21' 24" E along said stone wall and the boundary of Lot 3 a distance of 26.44 feet to a point; thence turning and running S 66° 17' 21" E along said stone wall and the boundary of Lot 3 a distance of 43.60 feet to a point; thence turning and running S 66° 43' 10" E along said stone wall and the boundary of Lot 3 a distance of 160.58 feet to a point; thence turning and running S 67° 02' 09" E along said stone wall and the boundary of Lot 3 a distance of 174.72 feet to a point; thence turning and running S 65° 16' 30" E along said stone wall and the boundary of Lot 3 a distance of 118.71 feet to a point at the end of said stone wall; thence turning and running S 65° 58' 09" E along said boundary of Lot 3 a distance of 133.66 feet to a point at the beginning of a stone wall; thence turning and running S 67° 36' 29" E along said stone wall and the boundary of Lot 3 a distance of 50.68 feet to a point at the end of said stone wall; thence turning and running S 67° 36' 29" E along said boundary of Lot 3 a distance of 76.43 feet to a point at the beginning of a stone wall; thence turning and running S 57° 27' 17" E along said stone wall and the boundary of Lot 3 a distance of 28.16 feet to a point at the Southwesterly sideline of Wells Village Road; thence turning and running S 65° 21' 54" E along said stone wall and the sideline of Wells Village Road a distance of 91.03 feet to a point at the end of said stone wall; thence turning and running S 63° 46' 52" E along said sideline of Wells Village Road a distance of 6.33 feet to a point at a stone wall and a cemetery; thence turning and running S 25° 27' 05" W along said stone wall and the Northwesterly boundary of said cemetery a distance of 106.31 feet to a point; thence turning and running S 63° 57' 00" E along said stone wall and the Southwesterly

boundary of said cemetery a distance of 114.61 feet to a point; thence turning and running N 25° 55' 20" E along said stone wall and the Northeasterly boundary of said cemetery a distance of 105.97 feet to a point at the Southwesterly sideline of Wells Village Road; thence turning and running S 63° 46' 52" E along said sideline of Wells Village Road a distance of 14.91 feet to a point at the beginning of a stone wall; thence turning and running S 63° 50' 02" E along said stone wall and the sideline of Wells Village Road a distance of 78.83 feet to a point; thence turning and running S 64° 59' 58" E along said stone wall and the sideline of Wells Village Road a distance of 88.81 feet to the point of beginning.

Containing Forty and 83/100th (40.83) acres, more or less.

A handwritten signature or scribble consisting of several overlapping loops and lines, located at the bottom right of the page.