

STATUTORY FORM OF WARRANTY DEED

NEW LIVING CONCEPTS, INC. a New Hampshire corporation having its principal place of business in Belmont, County of Belknap, State of New Hampshire, for consideration paid, grants to Larry D. Drouin and Joanna M. Drouin, husband and wife, both of 8 Cook Court, Laconia, Belknap County, New Hampshire, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land situated in Belmont, State of New Hampshire and being Lot #17 as shown on the plan entitled "Subdivision of Land for Tioga River Estates, Section III, Belmont, Belknap County, New Hampshire Scale 1" = 50', October 1978. Plan redrawn August 1981. Said plan recorded in the Belknap County Registry of Deeds, Book 92, Page 75 and 76, and more particularly described as follows:

Commencing at an iron pin located on the southerly sideline of Tioga Drive, so-called, said pin is located at the northeasterly corner of Lot #16 as shown on said plan and being the northwesterly corner of the herein conveyed tract of land;

thence running South 8° 7' 00" East along the east sideline of Lot #16 a distance of 256.36 feet to an iron pin, at the land now or formally of Lawrence Dupont, Jr.;

thence turning and running North 64° 47' 56" East along the said Dupont land, a distance of 223.00 feet to an iron pin, said pin located at the southwesterly corner of Lot #18 as shown on said plan;

thence turning and running North 28° 47' 00" West along the westerly sideline of Lot #18, a distance of 275.11" to an iron pin, said pin located on the southerly sideline of Tioga Drive;

thence turning and running along Tioga Drive along a curve having a radius of 200 feet, a distance of 89.13 feet to a point;

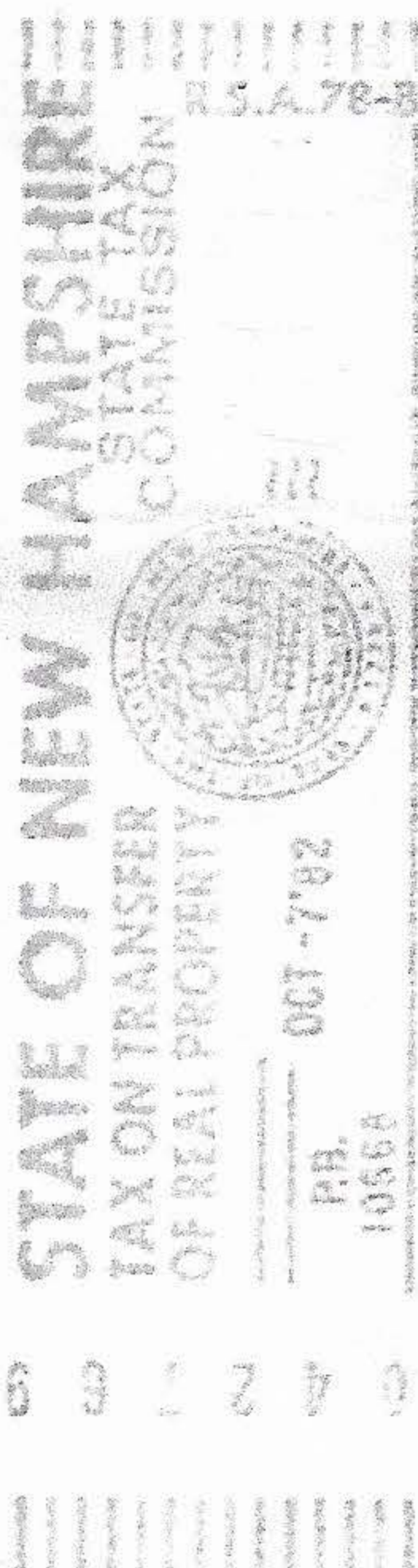
thence continuing along Tioga Drive South 55° 45' 00" West a distance of 42.21 feet to a point;

thence continuing along Tioga Drive along a curve, said curve having a radius of 200 feet, a distance of 27.42 feet to the point of beginning.

Said tract of land contains 1.03 acres more or less.

Meaning and intending to convey Lot #17 as set forth on said plan and being a portion of the property as set forth in the deed from William R. Perrier and Micheal Normandin to New Living Concepts Inc., said deed dated 3rd day of November 1981, and recorded in the Belknap County Registry of Deeds, Book 814, Page 571.

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The within described premises are conveyed subject to any easement from Walter P. Quinn to the New England Telephone and Telegraph Company and the Public Service Company of New Hampshire. Said easement dated June 21, 1978, and recorded in the Belknap County Registry of Deeds, Book 747, Page 906.

This conveyance is made upon the express conditions and restrictions set forth in Schedule A which is attached hereto and made part hereof, which conditions and restrictions are binding on the grantees, their heirs, administrators, successors and assigns, until December 31, 1999.

This conveyance is made upon the express condition and covenant that the herein grantee will become obligated to hook-up with the community water system and further the grantee will be bound by the terms and conditions of the water supply agreement by and between the herein grantee and Tioga River Water Company, Inc. which agreement is to be recorded in the Belknap County Registry of Deeds. This restriction shall run with the land, bind the land, and shall inure to the benefit and be enforceable by Tioga River Water Company, Inc. and their respective legal representatives, heirs and assigns.

This agreement is subject to the conveyance and easement from the herein grantor to Tioga River Water Company, Inc. which is by way of deed dated 16th day of December, 1982, and recorded in the Belknap County Registry of Deeds, Book 816, Page 671.

WITNESS my hand this 7th day of October, 1982.

Richard C. Murphy
Witness

New Living Concepts, Inc.

William R. Perrier
By its President
William R. Perrier

STATE OF NEW HAMPSHIRE

BELKNAP, SS.

On this 7th day of October, 1982, before me, the undersigned officer, personally appeared the said William R. Perrier, known to be the person whose name is subscribed to the within instrument, and acknowledged that he is the President of New Living Concepts, Inc. and acknowledged that he executed the same for the purpose therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Richard C. Murphy
Justice of the Peace/Notary Public