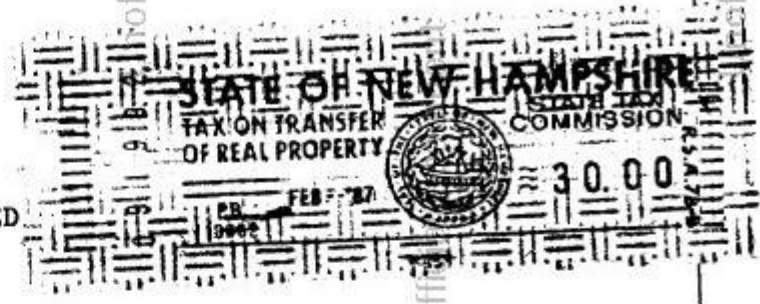


See Book 1696 Page 863

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WARRANTY DEED



We, Herbert G. Ingram and Judith A. Ingram, husband and wife, both of Worcester, County of Worcester and Commonwealth of Massachusetts, for consideration paid, grant to Mountain River East Associates, a New Hampshire general partnership with a principal place of business in Thornton, County of Grafton and State of New Hampshire, with a mailing address of Route #175, Thornton, New Hampshire, 03223, with WARRANTY COVENANTS,

A certain tract or parcel of land situate on the easterly side of Route #175 in the Town of Thornton, County of Grafton and State of New Hampshire, depicted as Parcel Number IV containing 301.9 acres, more or less, on a plan entitled "Site Plan, Mountain River East, A Development Owned by Herbert G. and Judith A. Ingram in Thornton, N. H." prepared by Roy A. Sabourn, L.L.S., which premises are more particularly bounded and described as follows:

Beginning at an iron pipe on the East side of Route 175 at land of Rebecca Pope; thence South 82° 45' East crossing the power line and by land of Rebecca Pope a distance of 1,367 feet along a wire fence to a natural stone monument set in stones and witnessed ME 1968; thence continuing South 82° 45' East along a wire fence and by land now or formerly of Anderson a distance of 1,684.3 feet to a spruce stake and stones scribed ME 1968; thence continuing South 82° 45' East along a wire fence and by land of Ruth Horner a distance of 1,057 feet to a natural stone monument set in stones; thence North 28° 30' East by land of Moody Dole a distance of 1,096.8 feet and North 25° East by land of Moody Dole 1,859.4 feet to a large natural stone monument chiseled JK 1916; thence South 84° East 1,173.5 feet by land of Moody Dole to a stake and stones scribed H, Draper, 1951, #49, #48, Lot 49 and a beech tree witnessed JK 1906, which stake and stones is located North 84° West 145.8 feet from a stone pile which marks the Northwest corner of land formerly of Chester Brown; thence North 8° East 104.94 feet by land of Yorkshire Timber Co. to a stake and stones scribed 1951, H Draper on the South side of a logging road; thence North 6° 30' East 422.4 feet, crossing a brook, and by land of Yorkshire Timber Co. to a natural stone monument chiseled JK 1916; thence North 86° 30' West 1,800 feet by land now or formerly of Phil Look to a natural stone monument chiseled JK 1916 witnessed H 1975; thence South 3° 40' West 266.6 feet by land now or formerly of said Look to a natural stone monument chiseled JK 1916 and a

Warranty Deed

hemlock tree witnessed 1916 and H 1973; thence North 80° 15' West 401.3 feet by land now or formerly of said Look and North 81° 40' West 1,184 feet by said Look land to a natural stone monument witnessed JK 1916; thence following a wire fence in a general southerly direction still by land now or formerly of Phil Look to a corner in said wire fence (the straight line distance between the two points last mentioned being South 12° 30' West 790.6 feet); thence following a wire fence in a southwesterly direction still by land now or formerly of said Look to a corner of wire fences (the straight line distance between the two points last mentioned being South 42° 45' West 597.7 feet); thence North 83° West 528 feet along a wire fence still by said Look land to land of Evelyn M. Benton; thence South 6° 30' West 1,323.4 feet along a wire fence and by land of Evelyn M. Benton to a corner of wire fences on the northerly side of a logging road; thence continuing South 6° 30' West a distance of 460 feet; thence North 82° 30' West a distance of 1,265.2 feet by land this day conveyed by the grantors to Evelyn M. Benton to a point; thence North 84° West 898.8 feet by said land conveyed to Evelyn M. Benton to an iron pipe to be set in the ground on the East side of Route 175; thence southerly along the East side of Route 175 a distance of 330 feet to an iron pipe at land C. P. Parker; thence South 85° East 250 feet by land of said Parker to an iron pipe; thence South 2° 30' East 350 feet by land of said Parker to an iron pipe; thence North 85° West 250 feet by land of said Parker to an iron pipe on the East side of Route 175; thence southerly along Route 175 a distance of 214 feet to the point of beginning.

MEANING AND INTENDING hereby to describe and convey Tract No. 2 as conveyed to Herbert G. Ingram and Judith A. Ingram under Warranty Deed of John D. Merrill, et als, dated October 3, 1984, and recorded in the Grafton County Registry of Deeds at Volume 1521, Page 278, EXCEPTING AND RESERVING therefrom Lot #1 containing 5.64 acres more or less, as depicted on the aforementioned plan, and Lot #2 containing 4.55 acres, more or less, which contain a portion of the premises conveyed as Tract No. 2 at Volume 1521, Page 278.

MEANING AND INTENDING hereby to describe Lot #4 containing 301.9 acres, as depicted on the aforementioned plan.

SUBJECT TO such rights of flowage and drainage as may exist and utility easements of record.

The within conveyed premises do not constitute the homestead premises of the grantors.

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Warranty Deed

Page 3

IN WITNESS WHEREOF, we have hereunto set our hands this 1st day of December, 1986.

*Richard White*  
Witness

*Herbert G. Ingram*  
Herbert G. Ingram

*Richard White*  
Witness

*Judith A. Ingram*  
Judith A. Ingram

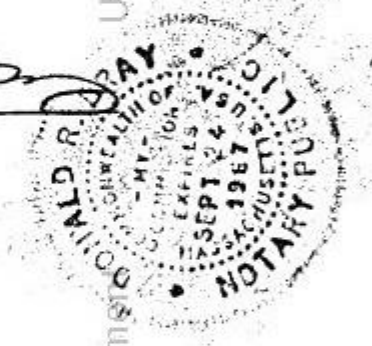
COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF WORCESTER

December 1, 1986.

BEFORE ME, the undersigned officer, personally appeared HERBERT G. INGRAM AND JUDITH A. INGRAM and acknowledged that they executed the foregoing instrument as their voluntary act and deed.

*Daniel R. Day*  
Notary Public

My Commission expires: 24 Sept 1987



Received and recorded: February 2, 1987 2:50 P.M.

*Carol A. Elliott, Register*