

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

HOLDEN FARMS LLC, a New Hampshire limited liability company having a principal place of business c/o Conway Capital, 15 Trafalgar Square, Nashua, New Hampshire, 03063 (hereinafter sometimes referred to as "Declarant" and sometimes referred to as "Grantor")

for consideration paid, grants to

Romeo J. Noury and Irene R. Noury, husband and wife, both of 105 Beacon Street, South Yarmouth, Massachusetts 02664, as joint tenants with rights of survivorship

WITH WARRANTY COVENANTS, the following described premises located in Nashua, Hillsborough County, New Hampshire

A certain condominium units at Holden Farm, A Condominium, situated off Coburn Avenue in Nashua, New Hampshire and being described as follows:

Unit 121 having a street address of **6 Stockton Drive**, at Holden Farm, A Condominium, defined and identified in the Declaration of Holden Farm, A Condominium dated August 18, 1986, and recorded in the Hillsborough County Registry of Deeds on June 30, 1987, at Book 4248, Page 83, as amended, and also shown on a certain plan entitled "Condominium Site/Phasing Plan (Lot 32, Map 'F') HOLDEN FARM "A Condominium" Nashua, New Hampshire Declarant: Duffy-Holden, Limited Liability Co. 411 Waverly Oaks Road, Waltham, Massachusetts 02154 Successor Declarant: Holden Farms LLC c/o Conway Capital, 15 Trafalgar Square, Nashua, New Hampshire 03063" dated 14 July 1995, revised through October 20, 1999 by HSI Hayner/Swanson, Inc., recorded with the Hillsborough County Registry of Deeds as Plan No. 30147 and site plans and floor plans recorded in or to be recorded in said Registry.

Together with an undivided interest in the Common Area as described, defined and identified in the Declaration and on said plans.

The Unit and undivided ownership in the Common Area described above are hereby conveyed subject to and together with the benefit of all covenants, conditions, easements, restrictions, reserved rights and other matters of record, including without limitation the following:

1. The provisions of New Hampshire RSA 356-B (The "Condominium Act"), as the same may be amended from time to time.
2. The terms, conditions, agreements, covenants, restrictions, obligations and easements contained in the Declaration, in the related Bylaws, and in any instrument creating the estate, and amendments thereto.
3. Sewer easement to John O. Roberts, Inc. dated March 9, 1988 and recorded at Book 4667, Page 259.

4. Sewer easement to John O. Roberts, Inc. dated August 24, 1988 and recorded at Book 5022, Page 331; later conveyed to the City of Nashua by Deed dated August 24, 1988, recorded at Book 5022, Page 333.

5. Easement to the City of Nashua for construction and maintenance of water reservoir recorded at Book 941, Page 36.

6. Easement to City of Nashua for construction and maintenance of drainage recorded at Book 3578, Page 37.

7. Easement to New England Telephone and Telegraph Company and Public Service Company of New Hampshire recorded at Book 3835, Page 93.

THIS IS NOT HOMESTEAD PROPERTY.

MEANING AND INTENDING to convey a portion of the property conveyed to within Grantor by deed of Duffy Holden, L.L.C., dated June 3, 1997 and recorded in the Hillsborough County Registry of Deeds at Book 5818, Page 1858.

EXECUTED THIS 12th day of January, 2000.

Heidi Barrett-Kitchen
Witness

Holden Farms LLC

By: [Signature]
Print Name: THOMAS F. MONAHAN
its duly authorized Managing Member

STATE OF NEW HAMPSHIRE
Hillsborough, ss.

On this 12th day of January, 2000, before me the undersigned officer, personally appeared the above-named Thomas F. Monahan, the duly authorized managing member of **Holden Farms LLC**, known to me (or satisfactorily proven) to be the person whose name is affixed to the foregoing instrument and acknowledged that s/he executed the same on behalf of the limited liability company, for the purposes therein contained.

Heidi Barrett-Kitchen
Print Name: Heidi J. Barrett-Kitchen
~~Justice of the Peace~~/Notary Public
My Commission Expires: April 2, 2004



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STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

****2 THOUSAND 9 HUNDRED AND 85 DOLLARS
MO. DAY YR. AMOUNT
01/14/2000 415721 \$ ****2985.00

VOID IF ALTERED

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