

Pamela O. Coughlin

C/H
L-CHIP
HIA428282

Return to:
Christina L. Rowen
7 Cabot Lane
Bedford, NH 03110

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****7 Thousand 7 Hundred 85 Dollars	
DATE	AMOUNT
12/11/2017	HI093971 \$ ****7785.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Paul A. Labonte, Trustee of the Paul A. Labonte Revocable Trust dated April 17, 2000, of 7 Cabot Lane, Bedford, NH 03110, for consideration paid grants to Christina L. Rowen, Single, of 6 Dublin Court, Bedford, NH 03110, with WARRANTY COVENANTS:

A certain tract or parcel of land, known and numbered as 7 Cabot Lane, in Bedford, County of Hillsborough, State of New Hampshire and more particularly described as follows:

Lot 39-98-24 as shown on Plan entitled "Phased Project Plan - Phase 2 of 5, Cabot Preserve", prepared for Prescott Investment Corp. Pinnacle Mountain Pane, Lyndeborough, NH 03082, dated August 4, 1998, prepared by TF Moran, as revised, and recorded as Plan #29779 in the Hillsborough County Registry of Deeds.

Subject to, and together with the benefit of, the Declaration of Covenants, Restrictions and Easements of Cabot Preserve dated March 29, 1999 and recorded at Book 6089, Page 1475 in the Hillsborough County Registry of Deeds; as amended by the First Amendment to the Declaration of Covenants, Restrictions and Easements of Cabot Preserve dated May 4, 1999 and recorded at Book 6099, Page 1172 in said Deeds; as amended by the Second Amendment to Declaration of Covenants, Restrictions and Easements of Cabot Preserve dated July 19, 1999 and recorded at Book 6134, Page 631 in said Deeds; and as may further be amended of record, under which Grantee shall automatically become a Member of the Sheffield Woods/Cabot Preserve Homeowners Association.

Subject to, and with the benefit of, the Declaration of Covenants, Restrictions and Easements of Windstone at Bedford, dated January 20, 2000, and recorded at Book 6203, Page 1092 in the Hillsborough County Registry of Deeds; as may be amended and supplemented from time to time, under which Grantee shall automatically become a member of the Windstone at Bedford Homeowners Association.

Subject to, and with the benefit of, the First Amendment to Declaration of Covenants, Restrictions and Easements of Windstone at Bedford, dated February 23, 2000, and recorded in the Hillsborough County Registry of Deeds on May 22, 2000 at Book 6243, Page 77.

Reserving unto the developer an easement for utilities along the private roadways, no greater than 20 feet in width and running parallel and adjacent to the lot lines of the within described premises which have frontage on a private way, which utility easement shall be underground (with the exception of components necessary for the transmission of utility services existing as of the date of recording of this deed, including, without limitation, transformers and utility boxes), and which grantor may convey to Public Service Company of New Hampshire, Pennichuck Water works, Bell Atlantic, cable service companies and any other utility providing service for the distribution or transmission of gas, water, electricity, telephone intelligence, or cable service, which grantor may grant in the future, and which easements may be recorded subsequent to the recording of this deed. Also subject to Easement Agreements with Pennichuck Water Works and the easements for supply and distribution of water contained therein and shown on the Cabot Preserve Subdivision Plans recorded as Plan #29779.

Subject to, and with the benefits of easements for the use of the public roads identified on the Cabot Preserve plans, as Cabot Lane, Hancock Drive, Smithfield Lane and Sutton Drive, for the purposes of ingress and egress to and from the premises conveyed herein including the rights to cross and re-cross, over said roads in common with all other owners entitled thereto. These roadway easements include the easements over the portions of the lots conveyed herein contained within said roadways as shown on the Cabot Preserve Subdivision Plans.

Subject to and reserving the benefit of all types of easements, restrictions, and notes as described or as shown on the Cabot Preserve plans entitled *Phased Project Plan - Phase 2 of 5, Cabot Preserve, prepared for Prescott Investment Corp., Pinnacle Mountain Farm, Lyndeborough, NH 03082 prepared by T F Moran dated August 4 1998, as revised, and recorded as Plan #29779 in the Hillsborough County Registry of Deeds.

Subject to a 150' Utility Easement to PSNH dated January 20, 1928 and recorded at Book 875, Page 599 in the Hillsborough County Registry of Deeds as the same may affect the premises.

Subject to all notes, references and matters shown on a plan entitled "Tax Map 39 Lot 15, Land in Bedford, NH, Boston and Maine Corporation to Prescott Investment Corp Pinnacle Mountain Farm, Lyndeborough, NH 03082, Scale: 1" = 100', dated June 8, 1998, and recorded as Plan #29278 in the Hillsborough County Registry of Deeds as the same may affect the premises.

Subject to all other notes, references and matters shown on a plan entitled "Tax Map Lot 31-6, 39-24, 39-14, 39-15, 39-16, Boundary and Consolidation Plan of Land of Prescott Investment Corp., Federation Road - Colonel Daniels Drive, Reverend Houston Drive - Seals Road - Jenkins Road Wallace Road, Bedford, NH, Prepared for Prescott Investment Corp, Pinnacle Mountain Farm Lyndeborough, NH 03082, Scale: 1" = 100', dated July 1, 1998, with revisions through August 28, 1998, and recorded as Plan #29415 in the Hillsborough County Registry of Deeds, as the same may affect the premises.

Subject to the rights of upper and lower riparian owners in and to the water of the McQuade Brook and its natural flow.

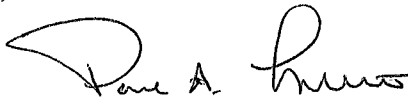
Meaning and intending to describe and convey the same premises conveyed to Paul A. Labonte, Trustee of the Paul A. Labonte Revocable Trust by virtue of Warranty Deed from Joann

Germano and Joseph Germano, dated 8/2/2013 and recorded in the Hillsborough County Registry of Deeds at Book 8590, Page 2943.

The undersigned trustee as Trustee under the **Paul A. Labonte Revocable Trust** created by **Paul A. Labonte** as grantor under trust agreement dated **April 17, 2000**, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof. The undersigned trustee further represents hereunder, that he/she has the full consent of the beneficiaries of said Trust to convey, sell and dispose of the above-referenced real property under the terms and conditions as stated in the Settlement/Closing Costs Statement of even date, also signed by said Trustee.

I, Paul A. Labonte, the within grantor, and my spouse, Barbara B. Labonte, hereby release all rights of homestead in the above described premises.

Executed this 11th day of December, 2017.



Paul A. Labonte, Individually and as Trustee of the Paul A. Labonte Revocable Trust

State of New Hampshire
County of Hillsborough

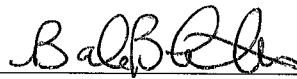
Then personally appeared before me on this 11th day of December, 2017, the said Paul A. Labonte, Individually and as Trustee of the Paul A. Labonte Revocable Trust and acknowledged that the foregoing to be his voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 4/8/2020



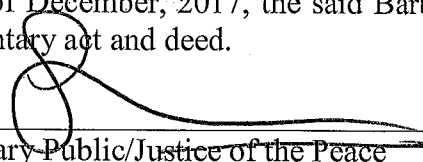
Executed this 6th day of December, 2017.



Barbara B. Labonte

State of New Hampshire
County of Hillsborough

Then personally appeared before me on this 11th day of December, 2017, the said Barbara B. Labonte and acknowledged that the foregoing to be her voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration: 11-16-21

