

GRANT OF EASEMENTS

Joseph Falzone, Trustee of Newfields Realty Trust, under Declaration of Trust dated May 20, 1999 and recorded with the Rockingham County Registry of Deeds at Book 3392, Page 878, of 73 Harbor Street, Manchester by The Sea, Massachusetts, for consideration paid grants to

Town of Newfields, New Hampshire having an address of 65 Main Street, P.O. Box 300, Newfields, New Hampshire 03856

In Newfields, NH

with warranty covenants

the perpetual rights and easements along, upon, above, under and across the following described parcels of land for the following purposes:

SLOPE AND GRADING EASEMENTS:

the right and easements to construct and maintain slopes and grading serving Runaway Road, including any necessary landscaping and other improvements related thereto, as the Grantee may from time to time deem necessary and the right and easement to cut and trim trees, bush, overhanging branches and other obstructions to the extent that the Grantee deems necessary; and the right to enter said parcels for access thereto for all the above purposes.

SLOPE/GRADING EASEMENT AREAS/LEGAL DESCRIPTIONS:

Those certain slope easements along Runaway Road, as shown on Plan of land entitled "Drainage & Grading Easement Plan for Rivers Reach Subdivision", Drawing No. A-2, Sheet 2 of 11, dated 5/28/99, revised through 9/17/99; Scale 1"=100"; drawn by Jones & Beach Engineers, Inc., and recorded with the Rockingham County Registry of Deeds herewith, which easements are more particularly described as follows:

1. Slope and Grading Easement located on Lot 11, beginning at a point on the westerly sideline of said Lot 11 and Runaway Road, abutting a drainage easement as shown on said plan, thence running

North 69° 39' 13" East, a distance of 8 feet, thence

Along a curve having a radius of 142.00 feet a distance of 107.81 feet, thence running;

North 26° 46' 10" East, a distance of 87.88 feet to a point, thence turning and running;

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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North $63^{\circ} 13' 50''$ West, a distance of 8 feet to Runaway Road, thence running in a generally southwesterly and southerly direction along the bound of Runaway Road to the point of beginning.

2. Slope and Grading Easements located on Lots 9 & 10 beginning at a point on Runaway Road, at the Lot 11/Lot 10 lot corner, thence running in a generally

Southerly and southwesterly direction along Runaway Road, to the Lot 8/Lot 9 lot corner, thence turning and running

Along the Lot 8/Lot 9 lot line in a generally southeasterly direction 12.71 feet, thence turning and running;

North $20^{\circ} 58' 51''$ East, a distance of 41.54 feet, thence;

Along a curve having a radius of 282.50 feet a distance of 104.73 feet, thence running;

North $34^{\circ} 25' 45''$ East, a distance of 26.05 feet, thence

Along a curve having a radius of 297.00 feet, a distance of 35.60 feet to the Lot 9/Lot 10 lot line, thence turning and running

Along the Lot 9/Lot 10 lot line in a generally northwesterly direction 4.09 feet, thence running;

Along a curve having a radius of 293.00 feet a distance of 67.47 feet to a point, thence turning and running;

South $68^{\circ} 16' 31''$ West, a distance of 5.00 feet, thence continuing

Along a curve having a radius of 288.00 feet, a distance of 39.70 feet to a point on the Lot 9/Lot 10 lot line, thence;

Running along the Lot 10/Lot 11 lot line in a generally Northerly direction to the point of beginning.

3. Slope and Grading Easements on Lots 6, 7, and 8 beginning at a point on the northeasterly lot line of Lot 6 on Runaway Road, thence running

South $31^{\circ} 07' 04''$ East, a distance of 10.24 feet to a point, thence;

Along a curve having a radius of 280.00 feet, a distance of 17.65 feet to a point, thence;

South $11^{\circ} 49' 25''$ West, a distance of 22.56 feet to a point, thence;

Along a curve having a radius of 302.00 feet, a distance of 66.56 feet, thence;

South 70° 58' 15" East, a distance of 19.83 feet, thence;

North 12° 28' 07" East, a distance of 23.72 feet, thence;

Along a curve having a radius of 306.00 feet, a distance of 23.72 feet, thence;

South 66° 00' 04" East, a distance of 26.82 feet, thence;

Along a curve having a radius of 314.00 feet, a distance of 40.36 feet, thence

North 65° 50' 30" East, a distance of 24.64 feet, thence;

Along a curve having a radius of 306.00 feet a distance of 79.99 feet and a distance of 100.62 feet, thence;

South 76° 55' 49" East, a distance of 15.26 feet, thence;

North 61° 47' 27" East, a distance of 44.65 feet, thence

North 19° 56' 16" East, a distance of 57.16 feet to the Lot 8/Lot 9 lot line, thence;

Running in a generally northerly direction to Runaway Road, 12.71 feet, thence running;

Along the curve of Runaway Road to the point of beginning.

4. Slope and Grading Easements on Lots 2, 3, and 4 beginning at a point on the northerly lot line of lot 2 along Piscassic Road, thence running;

South 45° 57' 55" East, a distance of 18.97 feet, thence;

North 85° 31' 59" East, a distance of 49.30 feet, thence;

North 02° 54' 26" West, a distance of 8.47 feet, thence;

North 83° 15' 39" East, a distance of 46.62 feet, thence;

Along a curve having a radius of 20.00 feet, a distance of 30.68 feet, thence;

South 08° 50' 45" East, a distance of 45.83 feet, and continuing along the same bearing 141.06 feet, thence;

Along a curve having a radius of 330.00 feet, a distance of 53.30 feet and a distance of 97.27 feet, thence;

South 34° 59' 23" East, a distance of 49.81 feet, thence;

South 55° 33' 39" East, a distance of 52.62 feet to a point on the easterly lot line of Lot 4 and Runaway Road, thence turning and running in a generally northerly direction along Runaway Road to the point where it intersects with Piscassic Road, thence turning and running along the southerly sideline of Piscassic Road, to the point of beginning.

5. Slope and Grading Easements located on Lots 15 and Lots 16 beginning at a point on the easterly sideline of Lot 16 and Runaway Road, thence running;

South 33° 41' 33" West, a distance of 8.33 feet to a point, thence turning and running;

Along a curve having a radius of 219.00 feet, a distance of 104.93 feet, thence;

South 01° 14' 18" East, a distance of 57.87 feet to a point, thence turning and running;

South 76° 17' 10" East, a distance of 6.74 feet, to Runaway Road, thence turning and running in a generally northerly direction along Runaway Road, to the point of beginning.

6. Slope and Grading Easements located on Lot 15 beginning at a point on the southerly sideline of Lot 15 on Runaway Road, thence running;

North 18° 53' 40" West, a distance of 15.01 feet to a point, thence turning and running;

Along a curve having a radius of 235.00 feet, a distance of 112.39 feet to a point, thence;

North 78° 22' 58" West, a distance of 52.07 feet to a point, thence turning and running;

South 11° 37' 02" West, a distance of 16.00 feet to Runaway Road, thence running in a generally southeasterly direction along Runaway Road, to the point of beginning.

7. Slope and Grading Easements located on Lot 14, beginning at a point at the northwesterly corner of Lot 14 and Runaway Road, thence along the Lot 13/lot 14 lot line 5.04 feet to a point, thence turning and running;

Along a curve having a radius of 270.00 feet, a distance of 38.96 feet to a point, thence continuing;

South 46° 28' 26" East, a distance of 122.70 feet, to a point, thence turning and running;

South 53° 40' 09" West, a distance approximately 5 feet to Runaway Road, thence turning and running in a generally northwesterly direction along Runaway Road, to the point of beginning.

8. Slope and Grading Easements located on Lots 12 and 13, beginning at a point on the westerly sideline of Lot 13 on Runaway Road, thence running;

North 82° 51' 55" East, a distance of 5.00 feet, thence turning and running;

North 08° 50' 45" West, a distance of 40.00 feet to a point, thence continuing;

Along the same bearing 132.61 feet to a point, thence turning and running;

South 81° 09' 15" West, a distance of 5.00 feet to Runaway Road, thence turning and running in a generally southwesterly direction along Runaway Road to the point of beginning.

DRAINAGE EASEMENTS:

the right and easements to locate, relocate, erect, construct, reconstruct, install, lay, dig up, operate, maintain, patrol, inspect, repair, replace, alter, change the location of, extend or remove one or more pipes for the drainage of surface water and all necessary and proper conduits, conductors, pipes, foundations, fittings, and fixtures and other apparatus, equipment and fixtures deemed necessary for the purposes specified above, as the Grantee may from time to time desire along, upon, under and across said strip, to cut and trim trees, brush, overhanging branches and other obstructions to the extent that the Grantee deems necessary to clear and keep clear and operate safely the said pipes; and the right to install in said strip temporary line or lines wherever in the judgment of the Grantee it is required for the emergency maintenance of service, provided that in each instance the making of repairs or improvements shall be completed and the temporary line or lines removed as soon as practical; and the right to enter said parcels of land for access thereto for all the above purposes.

DRAINAGE EASEMENT/LEGAL DESCRIPTIONS:

Drainage Easement located on Lot 11 beginning at the Lot 10/Lot 11 lot line on the easterly side of Runaway Road, thence

Running generally southeasterly 8.60 feet; thence turning and running

North $41^{\circ} 57' 57''$ West a distance of 39.50 feet; thence turning and running

North $60^{\circ} 58' 34''$ East a distance of 24.42 feet; thence turning and running

North $22^{\circ} 49' 16''$ West a distance of 77.72 feet; thence turning and running

South $69^{\circ} 39' 13''$ West a distance of approximately 40' to Runaway Road; thence turning and running

In a generally southerly direction along Runaway Road to the point of beginning.

2. Drainage Easement located on Lot 8 and 9 beginning at a point on the northerly lot line of Lot 8 on Runaway Road and running in a generally southerly direction approximately 5 feet; thence turning and running

South $76^{\circ} 55' 49''$ East 15.26 feet to a point; thence turning and running

North $61^{\circ} 47' 27''$ East a distance of 44.65 feet; thence

North $19^{\circ} 56' 16''$ East a distance of 57.16 feet; thence

North $20^{\circ} 58' 51''$ East a distance of 41.54 feet; thence

Along a curve having a radius of 282.50 feet to a point; thence turning and running approximately 5 feet to Runaway Road; thence turning and running in a generally southwesterly direction along Runaway Road to the point of beginning.

3. Drainage Easement located on Lot 6 included within the bounds of the Slope and Grading Easement on Lot 6 previously described. Said Drainage Easement is over, under, across and through that portion of the easement area denoted as Drainage Easement as shown on the Plan.

4. Drainage Easement located on Lots 5 and 6 at the Lot 5-6 lot line where it meets Runaway Road. Beginning at a point on the easterly edge of Lot 6 and Runaway Road; thence

South $50^{\circ} 43' 28''$ West 8.06 feet to a point; thence turning and running

North $46^{\circ} 28' 26''$ West a distance of 20.16 feet to a point; thence turning and running

North $50^{\circ} 43' 28''$ East a distance of 8.06 feet to a point on Runaway Road; thence turning and running

South $46^{\circ} 28' 26''$ East a distance of 20.16 feet to the point of beginning.

5. Drainage Easement located on Lot 5. Beginning at a point on the easterly sideline of Lot 5 at Runaway Road; thence running

South $43^{\circ} 31' 34''$ West a distance of 10.00 feet; thence turning and running

South $46^{\circ} 28' 26''$ East a distance of 10.00 feet; thence turning and running

North $43^{\circ} 31' 34''$ East a distance of 10.00 feet; thence turning and running

North $46^{\circ} 28' 26''$ West 10.00 feet to the point of beginning.

6. Drainage Easement located on Lot 14 and 15. Beginning at a point on the westerly sideline of Lot 14 at Runaway Road; thence running

North $53^{\circ} 40' 09''$ East a distance of approximately 33.23 feet to a point; thence turning and running

North $85^{\circ} 40' 21''$ East 9.80 feet; thence turning and running

South $28^{\circ} 27' 02''$ East 17.81 feet; thence turning and running

South $82^{\circ} 27' 24''$ East 122.79 feet; thence turning and running

South $19^{\circ} 52' 57''$ West a distance of 36.84 feet to a point; thence turning and running

North $76^{\circ} 54' 36''$ West 47.13 feet to a point; thence turning and running

South $42^{\circ} 34' 13''$ West 41.40 feet; thence turning and running

South $43^{\circ} 56' 01''$ East 49.31 feet; thence turning and running

Along the Lot 14, Lot 15 lot line 26.38 feet; thence

Along a curve having a radius of 198.80 feet a distance of 75.62 feet to a point; thence turning and running

South 02° 08' 12" East a distance of 28.49 feet to Runaway Road; thence turning and running in a generally northerly direction along Runaway Road to the point of beginning.

7. Drainage Easement located on Lot 15. Beginning at a point on the southerly sideline of Lot 15 at Runaway Road; thence running

North 55° 02' 36" West 136.28 feet to a point; thence turning and running

North 41° 04' 52" East 51.92 feet; thence turning and running

South 34° 20' 44" East 92.88 feet; thence turning and running

South 64° 28' 06" East 42.70 feet; thence turning and running

North 55° 45' 55" East 18.23 feet; thence turning and running

South 74° 53' 57" East 7.18 feet to Runaway Road; thence running in a generally westerly direction along Runaway Road to the point of beginning.

8. Drainage Easement located on Lot 16. Beginning at a point on the easterly sideline of Lot 16 at Runaway Road; thence running

North 67° 42' 27" West 17.06 feet; thence running

South 32° 58' 18" West 76.02 feet; thence

South 38° 38' 21" East 76.24 feet; thence

South 15° 24' 31" West 38.29 feet; thence

South 61° 09' 48" East 78.06 feet; thence

North 31° 02' 37" East 20.01 feet; thence

Along the curve of Runaway Road in a generally northerly direction to the point of beginning.

The property herein described is a portion of the property conveyed to the Grantor by Deed of Jean Price Norman, Trustee of Jean Price Norman Trust recorded at Book 3392, Page 883 and Deed of Estate of John Della Jacova recorded with the Rockingham County Registry of Deeds on September 17, 1999 at Book 3424, Page 562.

By the execution hereof, the undersigned hereby certifies that the Newfields Realty Trust is in full force and effect without unrecorded amendment and that the Trustee has received the direction and authorization of 100% of the beneficiaries to make this conveyance on the terms and conditions herein stated.

Signed as a sealed instrument this 2 day of November, 1999.

NEWFIELDS REALTY TRUST

By: Joseph Falzone
Joseph Falzone, Trustee

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

Date: November 2, 1999

Then personally appeared the above named Joseph Falzone, Trustee of Newfields Realty Trust, acknowledged the foregoing to be his free act and deed, and the free act and deed of the Trust, before me,

Michael J. Johnson
Notary Public
My Commission Expires: 12/31/00



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