

**WARRANTY DEED**  
(Statutory Form, N. H. RSA 477:27)

FOR CONSIDERATION PAID, I/We

0333219989

Michael Szekely and Denise Szekely, Husband

and Wife

22 Old Piscataqua Road, Durham, NH 03824

grant(s) to

Charles F. Ward, Jr. and Pamela Wright, Husband and Wife

17 Farmer's Lane, Billerica, MA 01821

with WARRANTY COVENANTS, as joint tenants with rights of survivorship,

A certain tract or parcel of land with the buildings thereon situate on the southerly side of Piscataqua Road in Durham, County of Strafford and State of New Hampshire, being Lot B1 as shown on plan entitled, "Plan of Lot B1 and B2 for Town of Durham (Erma Jackson), Durham, N.H., dated September 1973, by G. L. Davis & Associates" a copy of which is recorded in the Strafford County Registry of Deeds, Pocket #1, Folder #4, as Plan #45, bounded and described as follows:

Beginning at a point at the northeasterly corner of other land of the grantor and at the northwesterly corner of the premises herein conveyed and running N 84° 00' E a distance of one hundred ninety (190.0) feet along Piscataqua Road to a point; thence turning and running N 88° 02' E a distance of two hundred thirty-five and three-tenths (235.3) feet along said Piscataqua Road to a point; thence turning and running in a general southeasterly direction to a distance of eighty-five (85.0) feet to a point; thence turning and running S 25° 00' W a distance of one hundred eighty (180.0) feet to a point; thence turning and running N 80° 00' W a distance of one hundred (100.0) feet to a point; thence turning and running S 63° 00' W a distance of one hundred ten (110.0) feet to a point; thence turning and running N 49° 00' W three hundred twenty (320.0) feet to the point of beginning. (The last distance is amended from the previous deed to reflect the distance as shown on said plan.)

Containing approximately 1.625 acres.

Excepting and reserving to the Rockingham Light and Power Company, their successors and assigns forever, a right-of-way to their poles and all rights and privileges set forth in deed of Arthur C. Hayes et als to Cicero F. Jackson dated November 1, 1911 and recorded in Strafford County Records, Book 363, Page 141, a right of access to the State of New Hampshire set forth in deed of Cicero F. Jackson to the State of New Hampshire dated May 25, 1962 and recorded in Strafford County Records, Book 747, Page 280, and easement of Cicero F. Jackson et als to Town of Durham, dated September 15, 1965 and recorded in Strafford County Registry of Deeds in Book 809, Page 315.

Subject, however, to the following Conditions and Restrictions which shall not be considered to be personal in nature but shall apply to and run with the herein-described premises:

1. No structure shall be constructed upon the above-described tract within fifty (50) feet of the shorefront boundary line.
2. No structure shall be constructed upon the above-described tract other than a single family dwelling and garage, and acceptable accessory buildings as permitted by the Zoning Ordinance.
3. Use of the above-described tract and any structures thereon shall be limited to a single family residential use.
4. No more than a single accessory apartment (as defined in the Town of Durham Zoning Ordinance) shall be permitted in said single family dwelling which shall be occupied by no more than two boarders or two tenants.
5. No filling, dumping, dredging or excavation shall be permitted along the shoreline of the above-described tract in order to preserve the marsh character of the shorefront. Nothing herein shall limit the right of the owner to plant vegetation compatible with the marsh character of the shorefront and the placement of paths for the enjoyment of said property.
6. In the event of the destruction of or damage to the present dwelling located upon the above-described tract resulting in the owner's decision to sell said property rather than rebuilding said house, the Town of Durham shall have the option to repurchase the above-described tract of land at either the same price offered by a bona fide purchaser or at a price established by a panel composed of three certified real estate appraisers:

(See Attached)

89 NOV - 1 PM 3:22

REGISTER OF DEEDS  
STRAFFORD COUNTY

- 017137

STATE OF NEW HAMPSHIRE  
TAX ON TRANSFER  
OF REAL PROPERTY  
R.S.A. 78-B  
NOV--89  
805.00  
PB. 10666

075910

BK 1478 PG 0661

075916

STATE OF NEW HAMPSHIRE  
TAX ON TRANSFER  
OF REAL PROPERTY  
R.S.A. 78-B  
NOV--89  
999.00  
PB. 10666

075917

STATE OF NEW HAMPSHIRE  
TAX ON TRANSFER  
OF REAL PROPERTY  
R.S.A. 78-B  
NOV--89  
999.00  
PB. 10666

ATTACHMENT TO WARRANTY DEED

CASE: 0333219989

one appointed by the Town of Durham, the second appointed by the owner, and the third selected by the other two.

Refer to records of Clerk of Town of Durham for "Town of Durham, New Hampshire: Warrant for Special Meeting to be Held August 16, 1973". Article and minutes of special meeting authorizing the Selectmen of the Town of Durham...to subdivide and sell the buildings and any necessary land, not exceeding two acres, with appropriate protective easements to the River front".

Meaning and intending to describe and convey the same premises conveyed to Michael Szekely and Denise Szekely, by Warranty deed of Guy M. Esposito and Mary Ann Esposito, dated October 26, 1988, and recorded at Book 1418, Page(s) 308, Strafford County Registry of Deeds.

I, Michael Szekely and Denise Szekely release to said grantee(s) all rights of homestead and other interests therein.

Signed by the grantor(s) this

1st day of November, 1989

*[Signature of Michael Szekely]*  
Michael Szekely

*[Signature of Denise Szekely]*  
Denise Szekely

State of New Hampshire  
County of Strafford

The foregoing warranty deed was acknowledged before me this 1st day of November, 1989 by Michael Szekely and Denise Szekely

*[Signature of Lucille B. Merrill]*  
Justice of the Peace/Notary Public

REGISTER OF DEEDS  
STRAFFORD COUNTY

WARRANTY DEED

Grantor:  
Grantee:  
Premises:

*Handwritten:* P110 -  
(Collect #401th Document)

BK 1478 PG 0662

Granite State Title Services, Inc.  
60 Farmington Road  
Rochester, NH 03867