

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **WALLACE B. MACDERMOTT**, married, of 12 Nathan Cutler Drive, Bedford, New Hampshire 03110, for consideration paid, grants to the **BEDFORD LAND TRUST**, a voluntary corporation under the laws of the State of New Hampshire, with a mailing address of P.O. Box 10315, Bedford, New Hampshire 03110, with Warranty covenants, the real property described as follows:

A certain lot of land in Bedford, Hillsborough County, New Hampshire, containing 10,053 square feet, more or less, known as Parcel "A" as shown on "Subdivision Plan of Land, Cutler Farms, Bedford, N.H." Revised Plan dated Sept. 1, 1976 by Thomas F. Moran, Inc., Civil Engineers & Surveyors, Bedford, N.H. and recorded as Plan No. 9505 of the Hillsborough County Registry of Deeds at Nashua, N.H.

Said Parcel "A" as shown on said Plan is not subject to the provisions of the "Declaration or Restrictions and Covenants for Subdivision known as Cutler Farms, Bedford, New Hampshire" dated September 23, 1976 and to be recorded at the said Hillsborough County Registry.

Meaning and intending to convey the same property described in deed of Evelyn S. Letendre to Wallace B. MacDermott dated April 8, 1998 and recorded at Book 5925, Page 1588 in the Hillsborough County Registry of Deeds.

We, Wallace B. MacDermott and Alison B. MacDermott, husband and wife, hereby release all rights of homestead and other interests therein.

This conveyance is a noncontractual transfer within the meaning of NH RSA 78-B:1-a and is therefore exempt from the payment of transfer taxes.

Dated this 16 day of AUGUST, 2002.

Wallace B. MacDermott
Wallace B. MacDermott

Alison B. MacDermott
Alison B. MacDermott

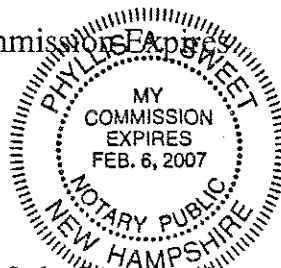
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 16 day of Aug, 2002, before me, the undersigned officer, personally appeared Wallace B. MacDermott, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Phyllis A. Sweet
Notary Public/Justice of the Peace

My Commission Expires:
Seal:



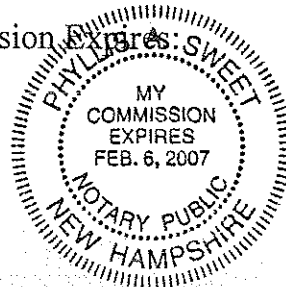
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 16 day of Aug, 2002, before me, the undersigned officer, personally appeared Alison B. MacDermott, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Phyllis A. Sweet
Notary Public/Justice of the Peace

My Commission Expires:
Seal:



EASEMENT DEED

WALLACE B. MACDERMOTT, married, of 12 Nathan Cutler Drive, Bedford, New Hampshire 03110 (hereinafter "Grantor"), for consideration paid, grants to **BEDFORD LAND TRUST**, a voluntary corporation under the laws of the State of New Hampshire, with a mailing address of P.O. Box 10315, Bedford, New Hampshire 03110 (hereinafter "Grantee"), with Quitclaim covenants, the following:

A twenty foot (20') wide pedestrian access easement described below across and over that portion of my property known as Tax Map 14-71-18 on Nathan Cutler Drive, Bedford, County of Hillsborough, State of New Hampshire, which easement shall run east to west at the southerly boundary of Tax Map 14-71-18, said lot being shown on plan entitled "Subdivision Plan of Land, Cutler Farms, Bedford, N.H.", Revised Plan dated September 1, 1976, prepared by Thomas F. Moran, Inc., and recorded in the Hillsborough County Registry of Deeds as Plan #9505 (the "Plan"). The easement shall be over an area of my said property (the "Easement Area") described as follows: bounded on the north by a line drawn parallel to and twenty (20) feet northerly of the southern boundary of my said property, bounded on the south by the southern boundary of my said property, bounded on the east by the eastern boundary of my said property and on the west by the westerly boundary of my said property.

This easement over the Easement Area shall be for pedestrian use only, and no motorized vehicles shall be allowed to cross or recross, over, on, under or through the Easement Area except that motorized or non-motorized vehicle access is allowed in emergency situations.

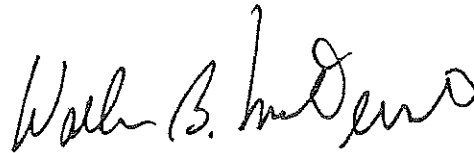
So long as required by the Grantor, the Grantee shall carry general liability insurance covering the Easement Area, naming the Grantor as an additional party insured and in amounts no less than Grantee insures the other easements it administers and protects for it's use and the general public's use.

The Easement Area may be utilized by the Bedford Land Trust members and by members of the general public for the purpose of traveling from Tax Map/Lot 14-71-18A to the Bedford Land Trust's conservation easement on the adjoining property owned or formerly owned by Eugene M. Van Loan, Jr. and Anna S. VanLoan.

The Grantee shall have the right to cut and maintain all foot trails through the Easement Area.

We, Wallace D. MacDermott and Alison B. MacDermott, husband and wife, hereby release all rights of homestead and other interests therein in the easement area only.

Dated this 16 day of August, 2002.



Wallace B. MacDermott

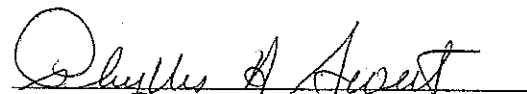


Alison B. MacDermott

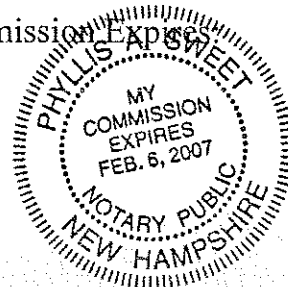
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

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In witness whereof I hereunto set my hand and official seal.


Notary Public/Justice of the Peace

My Commission Expires
Seal:



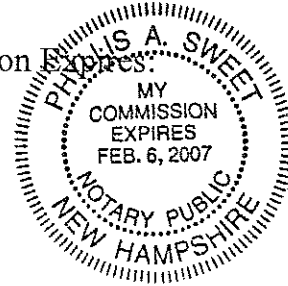
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 16 day of August, 2002, before me, the undersigned officer, personally appeared Alison B. MacDermott, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Phyllis A. Sweet
Notary Public/Justice of the Peace

My Commission Expires:
Seal:



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