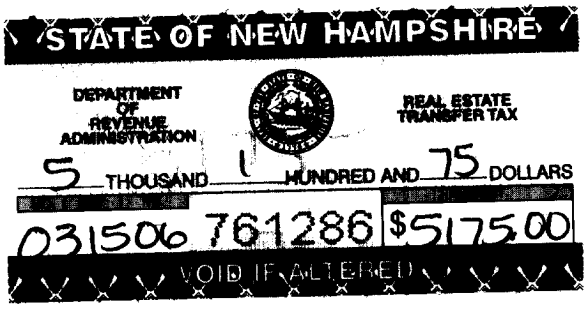

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT CLOUTIER'S UNDERCAR REPAIR, LLC, a New Hampshire Limited Liability Company, with an address of 20 Beech Street Extension, Newmarket, New Hampshire, for consideration paid, grants to **CAPRIOLI PAINTING, INC.,** a New Hampshire Corporation with an address of 40 Riverbend Road, Newmarket, New Hampshire, the following described premises, with **WARRANTY COVENANTS:**

A certain parcel of land, with the buildings thereon, situate in Newmarket, County of Rockingham and State of New Hampshire, and shown as three separate lots on a plan of land entitled, "Plan of Lots for H. R. Haines Company, Inc. in Newmarket, N. H." Scale: 1" = 50' dated September 21, 1978 prepared by Bruce L. Pohopek, Land Surveyors, Dover, N. H., and more particularly bounded and described as follows:

Beginning at an iron pipe in the Westerly sideline of Beech Street Extension, so-called, at land now or formerly of Filion Lumber Yard; thence running S 79^0 1' 30" W along a barbed wire fence and said land now or formerly of Filion Lumber Yard a distance of 121.09 feet to an iron pipe at land now or formerly of the B & M Railroad; thence turning and running N 11^0 18' 00" W along said land now or formerly of the B & M Railroad a distance of 395 feet to an iron pipe at land now or formerly of the Town of Newmarket; thence turning and running N 72^0 3' 30" E along said land now or formerly of the Town of Newmarket a distance of 62.99 feet to a found pin; thence turning and running S 26^0 56' 30" E still along land now or formerly of the Town of Newmarket a distance of 253 feet to a pin set in the Westerly sideline of said Beech Street Extension; thence turning and running S 7^0 49' 00" E along the Westerly sideline of said Beech Street Extension a distance of 159.62 feet to the iron pipe at the point of beginning.

Containing 43,352 square feet, more or less.

Meaning and intending to describe and convey the same premises conveyed Cloutier's Undercar Repair, LLC, by Warranty Deed of Peter W. Cowden, dated December 18, 2003, and recorded in the Rockingham County Registry of Deeds at Book 4212, Page 1066.

WC

015269
2006 MAR 15 AM 11:51
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

GAUTHIER & MACMARTIN, PLLC
ATTORNEYS AT LAW
321 NASHUA ST.
MILFORD, NH 03055
603-673-7220

This is not homestead property.

EXECUTED this 14th day of March, 2006.

Cloutier's Undercar Repair, LLC

Witness

By: Norman Cloutier MEMBER MANAGER
Its: Member-Manager, Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 14th day of March, 2006, before me, personally appeared the above named Norman Cloutier, Member- Manager of Cloutier's Undercar Repair, LLC, 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.

NEIL G. GAUTHIER Commission Expires NOTARY PUBLIC 01-17-2009 NEW HAMPSHIRE

Notary Public/~~Justice of the Peace~~
My Commission Exp. _____

Z:\Descriptions\Caprioli.deed.ck.doc

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