

WARRANTY DEED

KEITH ROBB and MARY ROBB, husband and wife, of 34a Emerald Drive, Derry, New Hampshire,

FOR CONSIDERATION PAID, grant to:

WILLIAM C. McKAY and NANCY A. McKAY, of 148 Davisville Road, Wilton, New Hampshire, husband and wife as joint tenants with rights of survivorship,

WITH WARRANTY COVENANTS:

Two certain tracts of land with any buildings thereon situated on the easterly line of Davisville Road in Wilton, County of Hillsborough and State of New Hampshire, being Lot 115-C and Lot 115-D on a certain plan entitled "Subdivision Plan of Land - Philip Godly II and Anne M. Godly" dated August 21, 1980, said plan being recorded in the Hillsborough County Registry of Deeds as Plan #13379, bounded and described as follows, to wit:

Tract I:

Beginning at a drill hole at a junction of walls on Davisville Road at land now or formerly of Ruth M. Sweezy and Carol S. Thorn; thence

1. Northerly by Davisville Road a distance of 350 feet, more or less, to a pin set in the wall; thence
2. North 80 1/4° East along Lot 115-B, 568 feet, more or less, to a point; thence
3. South 19 1/2° East along Lot 115-B, 432 feet, more or less, to a point; thence
4. South 88° West along said Sweezy and Thorn land 299 feet, more or less, to a stone wall; thence
5. South 89 1/4° West along the wall and Sweezy and Thorn land 281 feet, more or less, to the point of beginning.

Subject to a 20 foot right-of-way from Davisville Road along the southerly boundary of the premises conveyed to Lot 115-B.

Tract II:

A certain tract of land on said Davisville Road, being Lot 115-D on the aforesaid plan, bounded and described as follows, to wit:

Beginning at a pin set in the wall on the easterly side of Davisville Road and the northern boundary of Lot 115-C; thence

1. Northerly along Davisville Road 350 feet, more or less, to a pin set at the boundary of Lot 115-B; thence
2. North 71 1/2° East by Lot 115-B, 550 feet, more or less, to a point; thence
3. South 19 1/2° East by Lot 115-B, 437 feet, more or less, to a point; thence
4. South 80 1/4° West by Lot 115-C, 568 feet, more or less, to the point of beginning.

Subject to the covenant and restriction that neither Tract I nor Tract II shall be further subdivided. This covenant shall run with the land and shall be binding for a period of twenty years from October 3, 1980.

Meaning and intending to convey the same premises conveyed to KEITH ROBB and MARY ROBB by deed dated September 30, 1986 and recorded in the Hillsborough County Registry of Deeds in Volume 3689, Page 104.

The current real estate taxes are to be prorated as of the date of delivery of this deed.

Dated on September 23, 1997.

Keith Robb
KEITH ROBB

Mary E. Robb
MARY ROBB

STATE OF NEW HAMPSHIRE

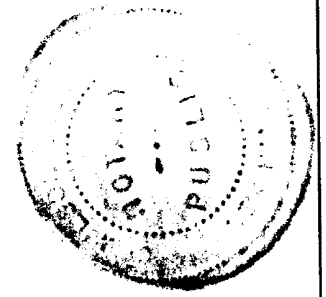
Hillsborough, ss.

September 23, 1997

Personally appeared KEITH ROBB and MARY ROBB, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledge that they executed the same for the purposes therein contained.

C. Wilson Sullivan
Justice of the Peace/Notary Public

C. WILSON SULLIVAN, Notary Public
My Commission Expires June 9, 1998



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
THOUSAND 5 HUNDRED AND 30 DOLLARS	
09/26/1997	313027 \$ 1530.00
VOID IF ALTERED	

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