

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, JAMES H. MacKENZIE and GAIL V. MacKENZIE, husband and wife, of 1616 Greenland Road, Town of Greenland, County of Rockingham and State of New Hampshire, for consideration paid, grant to GAIL V. MacKENZIE, TRUSTEE OF MACS REALTY TRUST, u/d/t dated July 19, 2000 with an address of 1616 Greenland Road, Town of Greenland, County of Rockingham and State of New Hampshire, with WARRANTY COVENANTS, the following described premises:

A certain parcel or gore of land with the buildings thereon in Greenland, County of Rockingham and State of New Hampshire, in the east side of the Main Road leading from Portsmouth to Greenland Parade, bounded and described as follows, viz:

Beginning in said highway at a stake in the ground at land of Dayton A. Webster formerly of William A. Odell, deceased; and thence running north by said highway 152 feet to a stake in the ground at land now or formerly of Irving Ralston; thence turning and running easterly by land of said Ralston 214 feet to a stake in the ground at said land of Webster; thence turning and running southwesterly by said land of said Webster 286 feet to said stake in the ground at the point of beginning.

Also a certain parcel of land situate in said Greenland, in the southerly side of the highway leading from Portsmouth to Greenland Parade, bounded and described as follows:

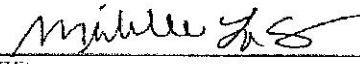
Beginning at a stake driven in the ground at the northwesterly corner of land above described; thence running in a southerly direction in part by said above described land, and in part by land now or formerly of Allan Lewis, two hundred eighty-six (286) feet to a stake driven in the ground at land now or formerly of Alden J. Syphers; thence turning and running somewhat northwesterly by said land of said Syphers, two hundred fifteen (215) feet to a stake driven in the ground; thence turning and running in a general northerly direction by said land of said Syphers, three hundred fifteen (315) feet to a stake driven in the ground at said highway; thence turning and running in a general easterly direction by and along said highway thirty (30) feet to said stake at said above described parcel at the point of beginning.

Excepting land conveyed to State of New Hampshire. See Book 1425, Page 367.

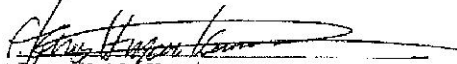
This is a non-contractual transfer and is exempt from New Hampshire State Transfer Tax pursuant to NH RSA 78-B:2 (IX).

Meaning and intending to convey the same premises conveyed to James H. MacKenzie and Gail V. MacKenzie by Warranty Deed of Florence E. Arendt n/k/a Florence E. Smith, dated October 12, 1971 and recorded at the Rockingham County Registry of Deeds in Book 2100, Page 119.

WITNESS, our hands and seals this 19th day of July, 2000.


Witness

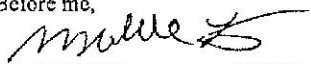

Witness


James H. MacKenzie


Gail V. MacKenzie

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Personally appeared this 19th day of July, 2000, the above-named JAMES H. MacKENZIE and GAIL V. MacKENZIE, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes contained therein. Before me,


Notary Public/Justice of the Peace
My Commission Expires: 8/6/02

035800

2000 JUL 20 AM 9:06

ROCKINGHAM COUNTY
REGISTRY OF DEEDS